

Planning Commission

Agenda

**November 8, 2012
City Hall, Council Chambers
749 Main Street
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - October 25, 2012
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Items requesting continuance
 - **Resolution No. 23, Series 2012** – Steel Ranch Marketplace – A final subdivision replat and a final planned unit development (PUD) request for Steel Ranch Marketplace. The replat includes: Lot 1 (12,575 SF); Lot 2 (14,639 SF); Lot 3 (61,536 SF) Lot 4 (47,070 SF; Tract A (5,934 SF) and Tract B (73,929 SF). The PUD proposed development in two (2) phases. Phase 1 includes: Lot 1, an Art Center of 8,560 SF and Lot 2, a restaurant/retail space of 9,130 SF. Phase 2 includes retail space on Lots 3 and 4 totaling 9,100 SF and 7,200 SF respectively. 2397 HWY 42; Lot 1, Block 9, Takoda Subdivision. Case No. 12-023-FS/FP.
 - Applicant, Representative and Owner: Takoda Properties, Inc.
 - Case Manager: Sean McCartney, Principal Planner

The applicant is requesting a continuance to the December 13, 2012 meeting to allow additional time for the Public Works Department, the Planning Department and the applicant to resolve some recently identified concerns.
- VII. Regular Business – Public Hearing Items
 - **Resolution No. 22, Series 2012** – LDS Church Parking Expansion and Pavilion – 701 West South Boulder Road, A preliminary and final

subdivision plat request to plat the subject property as Lot 1, Block 1; South Boulder Road Church subdivision and a special review use (SRU) to expand the current parking lot and add a 30'x60' picnic pavilion on current vacant land used as an unimproved ball field with no landscaping. Case No. 12-019-PP/FP/SRU. Continued from the September 13, 2012 meeting.

- Applicant, and Representative: Bryan Keys & Associates, P.C. (Bryan Keys)
- Owner: Church of Jesus Christ of Latter-Day Saints (Alan Palmer, NAC Project Manager)
- Case Manager: Sean McCartney, Principal Planner

- **Resolution No. 24, Series 2012** – Louisville Fire Protection District – a special review use (SRU) request to allow the construction of a new fire station and training facility on a previously undeveloped site. The site will include accessory structure (covered meeting space) and fueling facility for the fire trucks. 2095 Boxelder St; Lot 15, Colorado Technology Center, Filing No. 2; Case No. 12-026-SRU

- Applicant and Representative: Kyle Callahan & associates, Architecture (Kyle Callahan)
- Owner: Louisville Fire Protection District (Chief Tim Parker)
- Case Manager: Sean McCartney, Principal Planner

VIII. Planning Commission Comments

IX. Staff Comments

X. Items Tentatively Scheduled for the Overflow Meeting: November 29, 2012

- Comprehensive Plan Framework Options – Staff will present community framework options with supporting data and analysis as part of the 2012 Comprehensive Plan Update. Planning Commission will be asked to endorse one of the framework options.

XI. Items Tentatively Scheduled for Next Regular Meeting: December 13, 2012

- **Resolution No. 23, Series 2012** – Steel Ranch Marketplace – A final subdivision replat and a final planned unit development (PUD) request for Steel Ranch Marketplace. The replat includes: Lot 1 (12,575 SF); Lot 2 (14,639 SF); Lot 3 (61,536 SF) Lot 4 (47,070 SF; Tract A (5,934 SF) and Tract B (73,929 SF). The PUD proposed development in two (2) phases. Phase 1 includes: Lot 1, an Art Center of 8,560 SF and Lot 2, a restaurant/retail space of 9,130 SF. Phase 2 includes retail space on Lots 3 and 4 totaling 9,100 SF and 7,200 SF respectively. 2397 HWY 42; Lot 1, Block 9, Takoda Subdivision. Case No. 12-023-FS/FP. (Continued from the November 8, 2012 Planning Commission Meeting)

- Applicant, Representative and Owner: Takoda Properties, Inc.
- Case Manager: Sean McCartney, Principal Planner

XII. Adjourn

Planning Commission

Meeting Minutes

**October 25, 2012
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Lipton called the meeting to order at 6:32P.M.

Roll Call was taken and the following members were present:

Commission Members Present: Jeff Lipton, Chairman
Chris Pritchard, Vice-chairman
Ann O'Connell, Secretary
Cary Tengler, arrived at 7:12 PM
Jeff Moline
Scott Russell
Steve Brauneis

Commission Members Absent: None

Staff Members Present: Troy Russ, Planning & Building Safety
Director
Sean McCartney, Principal Planner
Gavin McMillan, Planner II
Scott Robinson, Planner I
Jolene Schwertfeger, Sr. Admin. Assist.
Aaron DeJong, Economic Development
Director

Staff noted Tengler had notified staff he would be late for the meeting as he was en route from the airport.

Approval of Agenda –

Lipton moved and Russell seconded a motion to approve the agenda. Motion passed by voice vote.

Approval of Minutes –

➤ September 13, 2012

Brauneis moved and Moline seconded a motion to approve the September 13, 2012 minutes as prepared by staff. Motion passed by all those present. O'Connell and Russell abstained.

➤ October 11, 2012

Pritchard moved and O'Connell seconded a motion to approve the October 11, 2012 minutes with the one correction requested by Russell. Motion passed by all those present. Lipton abstained.

Public Comments: Items not on the Agenda – none heard

Regular Business –

- **Resolution No. 20, Series 2012**, Floodplain Development Code Update, Louisville Municipal Code (LMC) Chapter 17.56 – a request to update LMC Chapter 17.56 regarding the Floodplain Development code to comply with State and Federal Regulations – City of Louisville – Case No. 12-024-LMC.
 - Applicant, Owner and Representative: City of Louisville
 - Case Manager: Scott Robinson, Planner I

Public Notice Certification

Published in the Camera on October 7, 2012. Posted in City Hall, the Library, the Recreation Center and the Police and Court Building on October 5, 2012.

Conflict of Interest and Disclosure

None heard.

Staff Report of Facts and Issues

Robinson presented the following findings regarding changes to the LMC:

1. Definitions: Section 17.56.010
 - a. Addition
 - b. Critical Facility
 - c. Floodway
 - d. 100/500 year flood
2. Maps: Section 17.56.070 – Updates code to incorporate new maps issued by FEMA.
3. Allowed increases in flood elevation: Section 17.56.160 – Development in the floodplain may only raise the base flood elevation by no more than one-half foot.
4. Minimum flood proofing height: Section 17.56.160 – Structures built in the floodplain must be flood proofed to one foot above the base flood elevation.
5. Floodways: Section 17.56.162 – Development in the floodway may not increase the base flood elevation at all.
6. Alteration of watercourses: Section 17.56.164 – Sets standards for the channelization or diversion of watercourses.
7. Removal by fill: Section 17.56.166 – Properties removed from the floodplain by fill face stricter rules than properties removed by other means concerning allowed development.
8. Critical Facilities: Section 17.56.168 – (Essential services, hazardous materials facilities, at-risk population facilities and facilities vital to restoring services) – All must be either outside the floodplain or flood proofed to two (2) feet above the base flood elevation. This only applies to new facilities.
9. Variances for historic structures: Section 17.56.240 – Makes it easier to grant variances for historic structures in the floodplain.

Staff recommends approval of Resolution No. 20, Series 2012, a resolution recommending approval of an ordinance repealing and reenacting with amendments Chapter 17.56 of the Louisville Municipal Code concerning floodplain zoning.

Commission Questions of Staff

Moline asked and Robinson provided clarification of the following:

- 1) What is meant by 'fill'?
- 2) Why does it say "0.00"?

O'Connell asked and Robinson provided clarification on the way definitions referenced other definitions in the code.

Lipton asked why the Board of Adjustment (BOA) would be involved in the floodplain process and does the city have any floodways?

Russ stated there are floodways along the Coal Creek but there are no structures in the floodway. He also stated regarding the question, the Life Safety concerns would be a higher concern by a reviewing agent.

Public Comment

None heard.

Summary Comments and Request from Staff

No additional comments or summary provided by staff.

Closed Public Hearing – Planning Commission Discussion

No additional comments heard.

Planning Commission – Action

Pritchard moved and Brauneis seconded a motion to approve Resolution No. 20, Series 2012, a resolution recommending approval of an ordinance repealing and reenacting with amendments Chapter 17.56 of the Louisville Municipal Code concerning Floodplain zoning without conditions.

Roll Call Vote

Name	Vote
Jeff Lipton	Yes
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	Excused
Steve Brauneis	Yes
Scott Russell	Yes
Motion passed:	6 to 0

- **Resolution No. 21, Series 2012**, Loftus Development, Inc. – a request for a preliminary planned unit development (PUD) plan and a special review use (SRU) to allow for the redevelopment of the former Safeway site (Village Square Mixed-Use) into a mixed-use community of two (2) retail buildings and one (1) residential building above a parking court. Parking is provided by a below grade parking garage and surface parking spaces. A central gathering

and plaza space is provided adjacent to the retail buildings. 707 East South Boulder Rd; Case No. 12-025-PP/SRU.

- Applicant: Loftus Development, Inc. (Jim Loftus)
- Owner: Safeway Stores 45, Inc.
- Representative: The Mulhern Group, LTD (Andy Baldyga)
- Case Manager: Gavin McMillan, Planner III

Public Notice Certification

Published in the Camera on October 7, 2012. Posted in City Hall, the Library, the Recreation Center and the Police and Court Building on October 5, 2012. Mailed to surrounding property owners on October 5, 2012.

Conflict of Interest and Disclosure

None heard.

Lipton asked for a motion to enter into public record the following items: Staff Report Addendum, letters from Alfalfas, Peter Stewart and the Citizens Acton Council. Pritchard moved and Brauneis seconded a motion to enter the items into public record. Motion passed by voice vote.

Staff Report of Facts and Issues

McMillan presented the following findings:

- **Project Review – Process**
 1. New application – received August 24, 2012 as a Preliminary PUD and SRU.
 2. Preliminary PUD is reviewed for the following: site planning, density, bulk and mass and concept level. A final PUD provides the details: materials, landscaping, architecture, final design.
- **PUD – Site Plan**
 1. Project Overview:
 - a. Zoning – Community Commercial (CC)
 - b. Regulatory Documents: LMC and CDDSG
 - c. 33,000 SF of retail – 23,500 SF Alfalfas Grocery, 1,500 SF community room and 8,000 SF ancillary retail
 - d. Public Plazas
 - e. 111 residential units with underground parking
 2. Access
 - a. 2 access points
 - b. Relocated access drive
 - c. Sidewalks
 - i. 8' on South Boulder Road
 - ii. 5' on Centennial Drive
 3. Building A & B
 - a. Building A
 - i. Alfalfa's Grocery Store
 - ii. 25,000 SF
 - iii. Second story Community Room
 - iv. Height: minimum 24' and maximum 35' (allowed 50')
 - b. Building B
 - i. Supporting Retail
 - ii. 8,000 SF
 - iii. Height: 24' – 32' (allowed 50')
 4. Building C, D & E
 - a. Original proposal: 50,000 SF footprint and 3 stories.
 - b. New Application: 39,000 SF footprint, 3 stories, 111 units
 - i. Building C – 13,500 SF; 38 units; 38'-42' tall

ii. Building D – 15,000 SF; 43 units; 40'-42' tall; one 48' cupola

iii. Building E – 10,500 SF; 30 units; 40'-42' tall; one 48' cupola

5. Traffic

- a. 3,985 one way trips/day
- b. All movements at all intersections will operate within acceptable service range.
- c. Traffic generated from proposal is 71% of the traffic a 55,000 SF grocery store would produce.
- d. Centennial Drive and South Boulder Road will not need to be modified.
- e. ROW dedication for possible future deceleration lane along South Boulder Road.

6. Parking

- a. Total spaces available: 532
 - i. Underground: 157 spaces
 - ii. Surface: New Residential = 22; New Commercial = 120; Existing = 233
- b. Analysis
 - i.

Land Use	Code Requirement	Space Requirement	Proposed
Residential	2 spaces/unit	222	179 (1.6 spaces/unit)
Retail	4.5 spaces/ 1,000 SF	318*	353
TOTAL		457	532

- *LMC requirement to park entire shopping center (70,613 SF @4.5 spaces / 1,000 SF)

ii. Summary: 68% studio or 1 bedroom units; on-street parking; 532 parking spaces in the shopping center (457 required);

iii. Conditions of approval: Shared parking management program to ensure 2 spaces per unit between 8 PM and 8 AM.

• PUD – Variance Analysis

- 1. Variance Assessment
- 2. LMC Section 17.28.110
 - a. The city council finds that the development plan contains areas allocated for usable open space in common park area *in excess of public use dedication requirement*; or
 - b. The modification or waiver is *warranted by the design and amenities incorporated in the development plan and the needs of residents for usable or functional open space and buffer areas can be met.*

• Site Enhancements

- 1. Public Spaces
 - a. Public Use Easements
 - b. Community Room in Alfalfas
- 2. Public Plaza
- 3. South Boulder Road
 - a. Trees retained
 - b. 8' Multi use path
- 4. Pedestrian Improvements on Centennial Drive
 - a. 5' sidewalk
 - b. Tree lawn
 - c. On street parking
 - d. Bulb outs at entry way
- 5. ROW dedication
 - a. Possible future deceleration lane along South Boulder Road

- **SRU –**

1. The Purpose – Definition from Section 17.08.520
2. Criteria Review – reported all five (5) criteria had been met.
 - Criteria 1 - That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood; - Staff gave an overview of the comprehensive plan and it's description of Opportunity Area #1. Policy statements were reviewed and staff concluded Criteria #1 had been met.
 - Criteria 2 That such use/development will lend economic stability, compatible with the character of any surrounding established areas; - Staff referenced the economic and fiscal study to summarize the impacts of the project and concluded Criteria #2 had been met.
 - Criteria 3 - That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience; - Staff gave an overview of the internal functionality of the site including the storm water system, public utility provisions, and internal circulation and concluded Criteria #3 had been met.
 - Criteria 4 - That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience; - Staff gave an overview of the external impacts from the use including traffic and storm water functionality and concluded Criteria #4 had been met.
 - Criteria 5 - That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities; - Staff discussed the pedestrian facility upgrades including an 8 foot multi-use path on South Boulder Road and a 5 foot sidewalk on Centennial Drive and concluded Criteria #5 had been met.

Staff recommends approval of Resolution No. 21, Series 2012, a resolution recommending approval of a special review use (SRU) permit and a preliminary planned unit development (PUD) to permit the construction of five (5) buildings, three (3) of which will contain a total of 111 apartment units and structured parking, and two (2) of which will contain 33,500 SF of retail development, on Tract One of the Louisville North, Filing 7 Subdivision located at 707 E South Boulder Road with the following two conditions:

1. The applicant provides the City an updated shared parking agreement for the shopping center with all affected parties, prior to City Council.
2. The applicant create a shared parking management program that will ensure the residential portion of the parking can achieve a 2 spaces per unit ration between the hours of 8 pm and 8 am prior to Final PUD submittal.

Commission Questions of Staff

Lipton asked if there is a peak number of trips during specific AM and PM hours.

McMillan stated the AM peak hours produce 67 trips in and 82 out, while the PM peak hours produce 232 in and 207 out.

Lipton asked "what are the peak hours?"

McMillan stated the traffic engineer should answer the question.

O'Connell inquired how the need for a deceleration lane would be determined and who would build and pay for the lane.

McMillan stated the determination and building would be done by the Public Works Department.

Lipton asked if there was cost estimate.

McMillan stated no.

Russell asked where the diagonal parking and surface lots are located.

McMillan illustrated with a power point slide.

Russell asked if is reasonable to include all parking on the entire lot as meeting the parking requirement.

McMillan stated it probably is not reasonable because most people will not walk the full length of the lot. However, the entire lot could be used as overflow.

Lipton asked what distance will most people walk.

Russ stated the distance is 320'.

Russell stated that Alfalfa's generally provides parking for electric cars and he does not see that type of parking being provided.

McMillan stated is has not been identified on the site plan.

Lipton asked if the shopping cart corrals are in the parking area.

McMillan stated they are not shown on the site plan.

NOTE: Tengler arrived at 7:12 PM.

Lipton asked questions regarding the fiscal analysis, specifically asked if the capital of the project has been increased by this new proposal.

McMillan stated yes.

Russell asked if the BAP fund awarded by City Council to Alfalfa's would have a direct impact on the financial numbers.

Aaron DeJong, Economic Development Director, stated the financial analysis does not include the BAP monies.

Russell asked to what purpose is the analysis useful.

Russ stated the two were deliberately separated to address the Comp Plan requirements.

Lipton asked if there is a guarantee that Alfalfa's is coming.

DeJong stated there is no guarantee they are coming.

Chris Lundzinger, EPS, explained what is included in the annual expenditures, how the ongoing capital is earmarked and how the rest goes to the general fund.

Applicant Presentation

Jim Loftus, Loftus Developed, introduced the other team members present. He stated they would be able to address questions in their specific area of expertise. He continued with a discussion of the parking agreement and how it was established during the 1978 Safeway project. He also stated the center will benefit from the revised access points.

Lipton asked if the shared parking agreement requires a shared access agreement.

Loftus stated yes.

Mike Mulhern, The Mulhern Group, LTD presented the architecture / site plan with the following information:

- Decrease in residential numbers
- Increase in retail square footage
- Interest of Alfalfa's to be part of the project and to be located in a mixed use site.
- Site provides good connection, access and tree lined drives
- Listened to the concern the last time regarding the one very large residential building and have now broken the area into three small buildings with fewer units.
- Eliminated north service drive to further reduce impact on the neighbors.
- Access to parking structure is off the service drive which is located between the Walgreens Building and Building D.
- Tree lawn along the public ROW.
- The proposed Alfalfa's provides 120 spaces.

Bill Fox, traffic engineer, stated the peak AM hours are 7:30 – 8:30 AM and the peak PM hours are 3:30 – 5:30 PM.

Commission Questions of Applicant and other Team members

Russell inquired how many studio plus bedrooms are in the project.

Mulhern stated there are 147 bedrooms.

Russell stated the 147 places to sleep plus the grocery store appears to have a low AM peak numbers.

Fox reminded the Commissioners that not everyone leaves the site during the peak hours and a grocery store is not at its peak at 8:30 AM.

Russell asked if the numbers are off by 10%, what does that do to the level of service.

Fox stated a 10% swing is large and he believes the numbers are not off by that much.

Lipton asked what the difference of these numbers is when Safeway was fully functioning.

Fox stated the numbers are better because South Boulder Road is better.

Lipton discussed the elevator shaft at the corner. He requested the applicant consider something different because over time the sun will cause the glass to become cloudy.

Pritchard asked how the glass will do with the sun if it is tinted.

Mulhern stated they do not use a tinted glass but they do use a Low E.

Tengler asked if the proposed Community Room was for all people or just those living in the units.

Mulhern stated it was for all.

NOTE: Lipton declared a 5 minute break at 8:16 PM.

Public Comment

Valerie Hackman, 2282 Crown Circle, stated the development does not comply with the Louisville character, there are too many cars planned to be parked on Centennial Drive and the density and height are both too much.

Peter Stewart, 1132 Jefferson, stated his concern with facts and issues presented by staff regarding the requested variances and density. He discussed the land area permissible use for residential in the CC zone district. If there is going to be a change in the permissible area for residential then it needs to be included as a variance request. He stated he would like to see more commercial.

Devona Saylor, 253 Crown Circle, stated she does support the project because it is too large and Louisville does not need more residential.

Sid Vinall, 544 Leader Circle, stated he would like to see more commercial on the ground floor with the apartments starting on the 2nd floor.

Bill Staton, 2396 McKinley Ave, stated his concern with parking and traffic. He suggested the speed limit on Centennial be reduced from 35 to 25. He also stated his support for retail/commercial on the ground floor and apartments on the 2nd floor.

John Nahodyl, 2333 Dogwood Circle, thanked staff for the cooperation in listening to the citizens group. He stated that change is going to happen but it should work for all concerned parties. He thanked Loftus and Mulhern for recognizing the unique character of Louisville and especially for their encouraging Alfalfa's be part of this project.

Darlene Nahodyl, 2333 Dogwood Circle, stated there needs to be less residential. She asked if there is enough room for the delivery trucks at Alfalfa's.

Drusilla M. Tieben, 2224 Crown Circle, stated four concerns: density and height; architecture not compatible with neighborhood, foot traffic on South Boulder Road and the scraping of the former Safeway site.

John Leary, 1116 Lafarge, stated the project has come a long way but it is not there yet. The proposal is not consistent with the Comp Plan. He stated Louisville is not the community to add this type of high density living. He continued with a discussion of the financial analysis and the need for additional facts and figures.

Michael Menaker, 1827 W. Chokecherry Drive, reminded the Commissioners that the collected sales tax is reserved for the City's General Fund. He also stated the intent of the City from the beginning was to purchase the post office and use the space for a parking structure. Until the parking structure is funded the City has been able to lease the property and have the retail income.

Bob Perletz, 2455 Sumac Ave, stated he represents the owner of Laundromat which is one of businesses in the Village Shop area. He requested the Commission approve the project and allow it to move forward. He stated he sees the project as an asset to the area and the economy of the shopping center.

Commission Questions of Staff

Lipton requested Russ to address the comments made by Stewart regarding the Footnote #7 within the LMC Yard and Bulk Table.

Russ stated there is no definition of area when the property shares access, storm water, parking, etc. He reminded the Commissioners that the Planning Staff had used the standard planning definitions.

Lipton asked if this could trigger a Comp Plan amendment.

Russ stated the Comp Plan is to be used only a reference document and not a regulatory document.

Russell asked why there is a height difference between residential and commercial within the CC zoning.

Russ stated the height difference is due to the CDDSG and at the time of adoption it did not consider a mixed used development.

Russell asked if it was possible to reduce the speed limit on Centennial Drive as suggested by one of the public comments.

Russ stated it could help the quality of life along the street and he would discuss the suggestion with Public Works.

O'Connell asked if the retail space is designed for one or more retail possibilities.

Mulhern stated it had been designed for four (4) but there will probably be two (2).

Moline asked what the reality of reusing the Safeway building is.

Mulhern stated that Alfalfa's does not want to reuse an existing building because they want to design a high efficiency building from the ground up.

Lipton asked if the buildings could become condos.

Russ stated yes.

Brauneis inquired about bike parking.

Mulhern stated it was provided within the parking structure.

Moline asked for a clarification of shadowing issue in the SRU criteria.

Russ stated Staff is looking into how to improve this.

Summary Comments and Request from Staff and/or Applicant

No additional comments.

Closed Public Hearing – Planning Commission Discussion

Russell expressed more interest in this submittal and how the applicant had responded to the previous community comments. He stated South Boulder is more distinctly suburban than small town Louisville. He stated the project is a good example of redevelopment. He also stated the Fiscal Analysis is not a good tool to aid in the evaluation process.

Brauneis stated he was excited to see the involvement of the community and how they had moved from the negative side to a more positive response to the project.

Pritchard stated this is a product needed in Louisville. He believes the project is going in the right direction.

Lipton stated he has seen improvement each time the commission has seen it. The scale and massing has improved. He likes the new and different form of multi-family housing. He expressed concern with the present condition of the site. He requested the parking agreement should include the parking as well as access to the site. He provided the following as what he termed as 'technical comments': 1) the final should provide the detail on mechanical screening (a visual plan); 2) a complete parking plan; 3) address how bus service will work for the site; 4) look at something different than glass for the elevator tower and 5) a condition of approval regarding the shadowing effect.

O'Connell stated her concerns with extending the commercial. The residential part of the project is needed in Louisville. She thanked staff for the good discussion regarding the LMC limitations. She would like to see the shadowing concerns resolved. She also stated we need to keep an open mind about renters and their importance to a community.

Moline stated the plan begins to address what he experienced in a discussion at the Comp Plan Charrette. He stated he believes the applicant had addressed the concerns with the initial application.

Tengler stated the plan has improved, parking has improved. He also stated that keeping the old Safeway building does not make sense. He also sees how this project will benefit the community.

Planning Commission – Action

Lipton moved and O'Connell seconded a motion to approve the request with the two conditions provided by staff, the addition of a third condition and minor word changes to Condition #1. The conditions would read as follows:

1. The applicant shall provide the City an updated shared parking and access agreement for the shopping center with all affected parties, prior to City Council;
2. The applicant shall create a shared parking management program that will ensure the residential portion of the parking can achieve 2 spaces per unit ratio between the hours of 8 pm and 8 am prior to final PUD submittal.
3. The applicant shall resolve shadowing concerns with the surrounding structures to the north prior to final PUD submittal.

Roll Call Vote

Name	Vote
Jeff Lipton	Yes
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Scott Russell	Yes
Motion passed:	7 to 0

Planning Commission Comments:

Brauneis asked staff to check the list of attendees at the Ethics Training. He stated he thought he attended the training a year ago.

Staff confirmed the attendee list will be reviewed and notify the Commissioners of when they should plan to attend an Ethics training in the future.

Staff Comments

Russ briefly reviewed the upcoming projects that staff is currently involved with.

Items Tentatively Scheduled for Special Meeting: November 8, 2012

Russ then added there were several future items for the Fall as shown below:

- Louisville Fire Protection District – a special review use (SRU) request to allow the construction of a new fire station and training facility on a previously undeveloped site. The site will include accessory structure (covered meeting space) and fueling facility for the fire trucks. 2095 Boxelder St; Lot 15, Colorado Technology Center, Filing No. 2; Case No. 12-026-SRU
 - Applicant and Representative: Kyle Callahan & associates, Architecture (Kyle Callahan)
 - Owner: Louisville Fire Protection District (Chief Tim Parker)
 - Case Manager: Sean McCartney, Principal Planner
- LDS Church Parking Expansion and Pavilion – 701 West South Boulder Road, A preliminary and final subdivision plat request to plat the subject property as Lot 1, Block 1; South Boulder Road Church subdivision and a special review use (SRU) to expand the current parking lot and add a 30'x60' picnic pavilion on current vacant land used as an unimproved ball field with no landscaping. Case No. 12-019-PP/FP/SRU. Continued from the September 13, 2012 meeting.
 - Applicant, and Representative: Bryan Keys & Associates, P.C. (Bryan Keys)
 - Owner: Church of Jesus Christ of Latter-Day Saints (Alan Palmer, NAC Project Manager)
 - Case Manager: Sean McCartney, Principal Planner
- Steel Ranch Marketplace – A final subdivision replat and a final planned unit development (PUD) request for Steel Ranch Marketplace. The replat includes: Lot 1 (12,575 SF); Lot 2 (14,639 SF); Lot 3 (61,536 SF) Lot 4 (47,070 SF; Tract A (5,934 SF) and Tract B (73,929 SF). The PUD proposed development in two (2) phases. Phase 1 includes: Lot 1, an Art Center of 8,560 SF and Lot 2, a restaurant/retail space of 9,130 SF. Phase 2 includes retail space on Lots 3 and 4 totaling 9,100 SF and 7,200 SF respectively. 2397 HWY 42; Lot 1, Block 9, Takoda Subdivision. Case No. 12-023-FS/FP.
 - Applicant, Representative and Owner: Takoda Properties, Inc.
 - Case Manager: Sean McCartney, Principal Planner

Lipton asked if the Commissioners had any questions regarding the agenda items scheduled for the November 8th meeting. Hearing none he requested Russ discussed the November 29th Overflow meeting.

Items Tentatively Scheduled for November Overflow Meeting: November 29, 2012

- Comprehensive Plan Framework Options – Staff will present community framework options with supporting data and analysis as part of the 2012 Comprehensive Plan Update. Planning Commission will be asked to endorse one of the framework options.

Russ confirmed with the Commissioners their availability for a November Overflow Meeting on November 29th. Tengler indicated he would not be available.

Russ also noted the department has no public hearing items scheduled for the December meeting.

Adjourn

Russell moved and Tengler seconded a motion to adjourn the meeting. Lipton adjourned the meeting at 9:45 PM.

DRAFT

ITEM: Case #12-019-PP/FP/UR, 701 West South Boulder Road

PLANNER: Sean McCartney, Principal Planner

APPLICANT: Bryan Keyes
Bryan Keyes and Associates, p.c.
417 South Cascade Avenue
Colorado Springs, CO 80903

OWNER: Church of Jesus Christ of Latter Day Saints
3263 Fraser Street, Suite 1
Aurora, CO 80011

REPRESENTATIVE: Same as above

EXISTING ZONING: Agricultural (A)

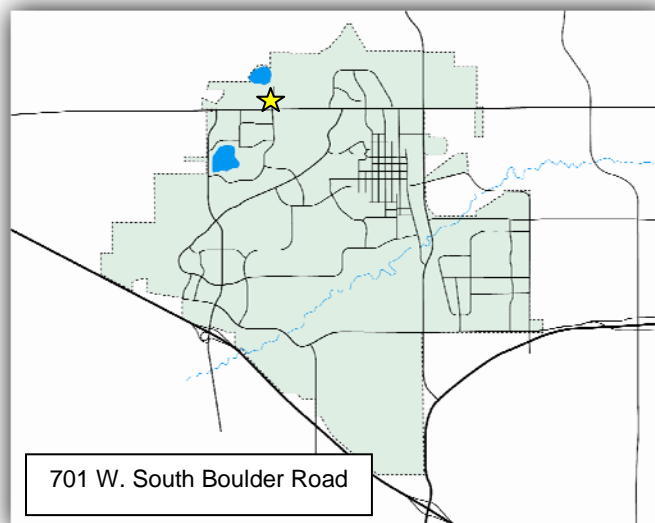
LOCATION: 701 West South Boulder Road

LEGAL DESCRIPTION: Not Platted

TOTAL SITE AREA: 7.17 acres

REQUEST: A request for a Preliminary and Final Plat and special review use (SRU) amendment to allow for the expansion of the existing parking lot and placement of a picnic pavilion in the Agricultural (A) zone district.

VICINITY MAP:



BACKGROUND:

The applicant, The Church of Jesus Christ of Latter Day Saints, is requesting to expand the existing parking lot, remove the baseball field, and erect a 1,800 SF picnic pavilion. The property is zoned Agricultural (A) and a church is a permitted special review use (SRU).

The property is located on the northwestern corner of Washington Avenue and West South Boulder Road. The subject property was originally built as an SRU in 1983 after it was annexed into the City Louisville by Boulder County. The property was not platted at the time of annexation. There is a clause established in the Annexation Agreement which waives the need for dedication of public land.



PROPOSAL:

The applicant is requesting an expansion of the existing parking lot, removal of the existing baseball field, and construction of a picnic pavilion. To accomplish these actions a Plat and SRU amendment are required.

Use

Chapter 17.12.030, of the Louisville Municipal Code (LMC), established a use table which dictates the uses permitted in each zone district. The applicant is requesting to

improve the existing church use. According to the land use table, churches are permitted as an SRU in the A zone district. Modifications to the existing SRU require an amendment.

The improvement will focus on the expansion of parking and not modify church functions. There will not be any change to the existing service hours or dates.

Site Plan

The current site plan contains an the church facility and a 198 car parking lot. Together, the church and parking cover approximately 29.5% of the lot area. The remainder of the site area includes a two baseball fields to the rear of the property and manicured landscaping in the front of the property along South Boulder Road. The area where the baseball field on the northwest quadrant of the property will be become irrigated turf, while the area in the northeast quadrant become an area of native grass.

The applicant is seeks to expand to the parking lot to the north and increase the parking supply by 83 spaces. The parking lot expansion will be separated from the existing parking lot by an 18 foot wide landscape island planted with shade trees and shrubs. Crosswalks bisecting the landscape island providing needed pedestrian access paths will also be provided.



The applicant is also proposing the placement of a 1,800 SF (30' X 60') picnic pavilion. The pavilion is to be located in the northwestern quadrant. The pavilion is planned to be 13'10" in height and has the following property setbacks:

- Front 454 feet
- West Side 133 feet
- East Side 308 feet
- Rear 165 feet

The church structure will not be modified.

Architecture

The pavilion will be designed to match the existing church's, the hip-ridge architecture and roof shingles. The remainder of the structure will consist of steel tube columns and wood fascia. The structure will not be skinned by any sheathing as it is intended to be an open-air structure.

Landscaping

The attached site plan includes a landscape plan delineating the placement of landscaping in the areas being improved. Trees and shrubs are being placed in landscape islands within the expanded parking lot. Additional trees and shrubs will surround the new turf area in the northwest quadrant.

The northeast quadrant will retain the native grasses. Any portion of that area affected by the redevelopment will be reseeded.

Drainage

The property currently maintains the original 1983 approved drainage plan. The existing drainage plan consists of a parking lot detention area and a detention pond at the southeast corner of the site. These areas, when originally built, met or exceeded the drainage standards which were in place in 1983.

The modifications to the site require an upgrade to the existing drainage plan to meet current standards. As a result, the applicant is increasing the size, and depth, of the detention pond in the parking lot and creating a new detention pond located in the northeast corner of the site. The detention pond at the southeast corner of the site will not be modified.

Increasing the depth (expanding the volume) of the parking lot detention and adding a new detention pond on the northeast corner of the site will allow the property and the proposed improvements to meet stormwater requirements.

SPECIAL REVIEW USE CRITERIA:

Louisville Municipal Code § 17.40.100 (A) lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application, which follow. The Planning Commission is authorized to place conditions on their recommendation of approval, if they believe those are necessary to comply with all of the criteria.

- 1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

The Comprehensive Plan (Plan) encourages a balanced mix of uses along with neighborhood stability to meet the needs of the Louisville citizenry. This church has

been in operation since 1983, making it a part of the community landscape of Louisville in place before much of the existing development. Staff concludes this criterion has been met.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

Though a church does not provide direct economic stability, it does provide an increased weekend congregation which support local restaurants. Staff concludes this criterion has been met.

3. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

Internal efficiency requirements have been addressed on the proposed SRU site plan as adequate internal pedestrian circulation has been provided. Staff concludes this criterion has been met.

4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

The proposed land use and its functional requirements, traffic and storm water meet the standards of the City.. Staff concludes this criterion has been met.

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

The property has a sidewalk on the southeast side of the property; however, the property is missing a northeast sidewalk along the Washington Avenue. Staff has placed a condition on approval that the sidewalk along Washington Avenue be continued to the north. With the applicant agreeing to this condition staff believes this criterion has been met.

STAFF RECOMMENDATION:

Resolution No. 22, Series 2012, recommends approval by the Planning Commission for a Preliminary/Final Plat and special review use (SRU) amendment to allow for the expansion of the existing parking lot and placement of a picnic pavilion in the Agricultural (A) zone district, with the following conditions:

1. The applicant shall extend the eastern sidewalk the entire length of the property along the west side of Washington Avenue.

The Commission may approve (with or without conditions), continue or deny the request. The Commission's recommendation will be forwarded to City Council for final action.

ATTACHMENT(S):

- Attachment #1 – Resolution No. 22, Series 2012
- Attachment #2 – SRU Site Plan
- Attachment #3 – Complete application packet

RESOLUTION NO. 22, SERIES 2012

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO AN EXISTING SPECIAL REVIEW USE (SRU) FOR THE EXPANSION OF THE EXISTING PARKING LOT AND PLACEMENT OF A PICNIC PAVILION FOR LDS CHURCH LOCATED AT 701 WEST SOUTH BOULDER ROAD IN THE AGRICULTURAL (A) ZONE DISTRICT.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of an existing special review use (SRU) for the expansion of the existing parking lot and placement of a picnic pavilion for LDS church located at 701 West South Boulder Road in the Agricultural (A) zone district; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Title 16, Subdivision, and Title 17, Special Review Use (SRU) criteria, of the Louisville Municipal Code (LMC); and

WHEREAS, after a duly noticed public hearing on November 8, 2012, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated November 8, 2012, the Planning Commission recommends approval of an amendment to the final subdivision plat and SRU.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval to amend the previously approved SRU for the expansion of the existing parking lot and placement of a picnic pavilion for LDS church located at 701 West South Boulder Road.

PASSED AND ADOPTED this 8th day of November, 2012.

By: _____
Jeffrey Lipton, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
AND
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE LOUISVILLE PLANNING COMMISSION AND THE CITY COUNCIL TO CONSIDER A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST TO PLAT THE SUBJECT PROPERTY AS LOT 1, BLOCK 1, SOUTH BOULDER ROAD CHURCH SUBDIVISION AND A SPECIAL REVIEW USE (SRU) TO EXPAND THE CURRENT PARKING LOT AND ADD A 30'X60' PICNIC PAVILION ON CURRENT VACANT LAND USED AS AN UNIMPROVED BALL FIELD WITH NO LANDSCAPING

APPLICATION NAME: LDS CHURCH PARKING EXPANSION AND PAVILION

LOCATION: 701 W. SOUTH BOULDER RD; 7.17 ACRES LOCATED AT THE
NORTHWEST CORNER OF WASHINGTON AND SOUTH BOULDER RD

CASE NUMBER: 12-019-FP/SRU

DATE AND TIME: PLANNING COMMISSION: SEPTEMBER 13, 2012 AT 6:30 PM
CITY COUNCIL: OCTOBER 2, 2012 (TENTATIVE) AT 7:00 PM

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA AUGUST 26, 2012

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON AUGUST 24, 2012)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO SEPTEMBER 13, 2012 TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
AND
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE LOUISVILLE PLANNING COMMISSION AND THE CITY COUNCIL TO CONSIDER A PRELIMINARY AND FINAL SUBDIVISION PLAT REQUEST TO PLAT THE SUBJECT PROPERTY AS LOT 1, BLOCK 1, SOUTH BOULDER ROAD CHURCH SUBDIVISION AND A SPECIAL REVIEW USE (SRU) TO EXPAND THE CURRENT PARKING LOT AND ADD A 30'X60' PICNIC PAVILION ON CURRENT VACANT LAND USED AS AN UNIMPROVED BALL FIELD WITH NO LANDSCAPING

APPLICATION NAME: LDS CHURCH PARKING EXPANSION AND PAVILION

LOCATION: 701 W. SOUTH BOULDER RD; 7.17 ACRES LOCATED AT THE NORTHWEST CORNER OF WASHINGTON AND SOUTH BOULDER RD

CASE NUMBER: 12-019-FP/SRU

DATE AND TIME: **PLANNING COMMISSION: NOVEMBER 8, 2012 AT 6:30 PM**
CITY COUNCIL: DECEMBER 4, 2012 (TENTATIVE) AT 7:00 PM

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON OCTOBER 31, 2012)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO NOVEMBER 8, 2012 TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Bryan Keys & Associates, p.c.
Contact: Bryan Keys
Address: 417 South Cascade Avenue
Colorado Springs, CO 80903
Mailing Address: 417 South Cascade Avenue
Colorado Springs, CO 80903
Telephone: (719) 634-3751
Fax: (719) 634-3791
Email: bryankeys@bkeys.com

OWNER INFORMATION

Firm: Church of Jesus Christ of Latter-Day Saints
Contact: Alan Palmer, NAC Project Manager
Address: 3263 Fraser Street, Suite 1
Aurora, CO 80011
Mailing Address: 3263 Fraser Street, Suite 1
Aurora, CO 80011
Telephone: (303) 519-4198
Fax: (303) 797-1610
Email: palmerad@ldschurch.org

REPRESENTATIVE INFORMATION

Firm: Bryan Keys & Associates, p.c.
Contact: Bryan Keys
Address: 417 South Cascade Avenue
Colorado Springs, CO 80903
Mailing Address: 417 South Cascade Avenue
Colorado Springs, CO 80903
Telephone: (719) 634-3751
Fax: (719) 634-3791
Email: bryankeys@bkeys.com

PROPERTY INFORMATION

Common Address: 701 W. S. Boulder Road
Legal Description: Lot _____ Blk _____
Subdivision Not Platted
Area: 3.91 Acres Sq. Ft.

TYPE (S) OF APPLICATION




- ☐ Annexation
- ☐ Zoning
- ☒ Preliminary Subdivision Plat
- ☒ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☒ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Expand the parking lot on this
Church property and add a covered 30x60 foot
picnic pavilion. The current vacant land, where
the parking is going, is an unimproved ball field
with no landscaping.

Current zoning: A Proposed zoning: A

SIGNATURES & DATE

Applicant: 
Print: Bryan Keys
Owner: 
Print: Alan Palmer
Representative: 
Print: Bryan Keys

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____



Letter of Request

Church Parking Lot Expansion and Picnic Pavilion 701 W. South Boulder Rd, Louisville, CO

The Church of Jesus Christ of Latter-day Saints is requesting a Special Review Use to add 83 parking spaces to the existing 198 spaces in order to accommodate Sunday Services without having any on street parking. The new proposed parking spaces are located at the north side of the existing parking lot at the rear of the church and would not be visible from South Boulder Road. The parking area would be heavily landscaped to provide shade in the parking lot and visual buffers from the neighbors to the north and the Washington Ave. to the east. Storm water detention and water quality are provided for the parking lot as well as on the grounds.

The proposal also includes a 30 x 60 foot pavilion for picnic tables along with a grass play area next to it for activities. The pavilion would have roof shingles to match the existing church. The pavilion and play area are surrounded by shade trees and shrubs. The pavilion will be used for occasional Church activities, BBQ's, and social gatherings.

The proposal includes removing the existing ballfields and associated chain link fencing.

Present Zoning: Agricultural

Development Construction Start – Early Spring 2013
Schedule: Project Completion – Summer 2013

Consultant Contact: Bryan Keys
 Bryan Keys & Associates Architects
 417 S. Cascade Ave.
 Colorado Springs, CO 80903
 Ph 719-634-3751 Fax 719-634-3791
 bryankeys@bkeys.com

Owner/Applicant: The Church of Jesus Christ of Latter-Day Saints
 Alan Palmer, NAC Project Manager, Owner representative
 3263 Fraser Street, Suite 1
 Aurora, Colorado 80011
 palmerad@ldschurch.org

Special Review Use (SRU)

Formal Written Response Requirements

- 1) *That the proposed use / development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

The proposed use is consistent with the spirit and intent of the comprehensive plan and provides an improved area to support typical family oriented social and recreational activities. The character of the area will be compatible with the neighborhood and embrace small town traditions such as family picnics and social get togethers.

- 2) *That such use / development will lend economic stability, compatible with the character of any surrounding established areas;*

The proposed use will enhance an area that is currently used as informal ball fields and turn it into an improved landscaped area that will be visually more appealing than the current use and be compatible with the existing church property and neighborhood residential character. There will be no fiscal impacts on the City due to the development.

- 3) *That the use / development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

The development will enhance the internal efficiency of the site by providing needed parking spaces to ensure all church goers are able to park on the property and not be forced to utilize the street for Sunday parking. The picnic area and parking will reduce dust by eliminating a dirt ball field, provide storm water detention and infiltration basins on site for the improvements, and provide social and recreational opportunities.

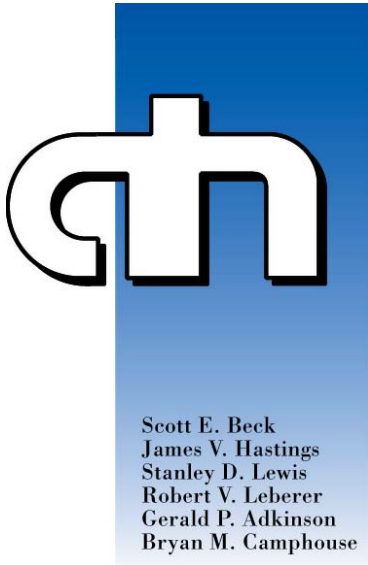
- 4) *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;*

The external effects of the proposed use will be enhanced by providing adequate onsite parking. There will be virtually no change in traffic or movements to and from the site.

Screened lighting and significant landscaping will contribute to safety of the open area and neighborhood quality.

- 5) *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

The improvements are located at the rear of the 7 acre site and will have no impacts on public pedestrian or vehicular circulation from public right of ways. Proper pedestrian and vehicular separation is provided for the Church members by walkways and islands through the parking lot to the new developed area.



A n d e r s o n & H a s t i n g s

C o n s u l t a n t s , I n c .

October 26, 2012

Mr. Sean McCartney
City of Louisville Planning Department
749 Main Street
Louisville CO 80027

RE: Drainage Improvements at 701 W. South Boulder Road (LDS Coal Creek)

Mr. McCartney,

The Church of Jesus Christ of Latter-day Saints has proposed a parking lot addition and new pavilion at their existing church site located at 701 W. South Boulder Road, Louisville, Colorado. The following is a summary of drainage improvements proposed for the site as a part of this parking lot expansion. We have worked with Craig Duffin and Cameron Fowlkes, both with the City of Louisville, to work towards the best solution possible for the drainage and release from the site.

The current site is served by two detention ponds, which were part of the 1982 site plan that was recorded with Boulder County. The existing drainage report from this development was unable to be located, however the recorded site plan shows two detention areas serving the site. Both ponds were only sized for the 100-year detention storm. No water quality was indicated on the recorded plan or in the field.

The first existing detention pond is a small landscaped detention area to the southeast of the existing church building. This pond receives some runoff from the roof area of the building. Per the recorded plan, the release from this pond is through a 2.5"x2.5" orifice that connects to a storm drain that daylights into South Boulder Road. The orifice, at some point, was modified to a 4"x5" orifice, with the same outfall point in South Boulder Road. As a part of this project we are going to restore the 2.5"x2.5" orifice size and perform re-grading of the north end of the pond to increase the pond capacity, which may also have been modified since 1982. By decreasing the orifice release size, we will match the original design intent for this detention pond.



A n d e r s o n & H a s t i n g s

The second existing detention pond is a parking lot detention pond, located at the east side of the site, that discharges to a crossspan that is connected to the southern flowline of Hawthorne Street. This pond was originally designed to release through a 22 square inch opening that would discharge through a 12" storm drain to said crossspan and Hawthorne Street. At some point this outfall system was modified and the release is currently a 4' wide concrete pan, which tapers to 2' wide at Washington Street. This limits modification releases the water at a faster rate than the approved plans show (through the 22 square inch opening). The recorded plan also shows detention storage extending north out of the parking lot and into the existing ball fields. This drainage pattern is not currently in place, as curb and gutter along the northern edge of the parking lot limits the release of water to the north.

As a part of this project, the proposed modifications to this existing parking lot detention pond, are two-fold. To minimize the runoff and release to Hawthorne Street, this detention area will be released through anew sidewalk chase. The release rate for this chase was set at 0.93 cfs, which is what the original plan release rate was (based on the 22 square inch opening and an 18" maximum ponding depth). Since the detention storage north of the site is not available to drain back to this point, the detention storage volume is lower than desired. To accommodate this lower volume, we have utilized an overflow in the new parking area that will direct excess runoff from this parking lot to the north into a new detention pond and water quality treatment area located at the northeast corner of the site. This will more closely match the design and storage intent of the original plans and allow us to match the original release rate from this parking lot detention pond.

The new detention and water quality pond will be located at the northeast corner of the site and will provide detention and water quality treatment for the new parking lot and pavilion, as well as overflow detention storage for the existing parking lot. This new pond has been oversized to account for this additional runoff from the existing parking lot and the release rate has been set at the required 0.85cfs/acre for the 100-year storm (2.58 cfs total, with 3.24 acres tributary) and 0.23 cfs/acre for the 10-year storm (0.70 cfs total). The 3.24 acres of tributary area only includes the newly develop areas, and does not include the excess runoff from the existing parking lot.

In summary, this project will provide modifications to the two existing detention ponds that will allow them to function as they were originally designed in 1982. It will also provide a new detention and water quality pond that will treat and detain the runoff from the new parking lot and pavilion area. All of the release rates are within the allowable release rates, as mandated by Urban Drainage. We have worked with the City, both Craig Duffin and Cameron Fowlkes, to address the concerns of the community during this new parking lot expansion project.

Please feel free to contact me if you have any questions.



Bryan Camphouse, PE



Anderson & Hastings

From: Bryan Keys [bryankeys@bkeys.com]
Sent: Thursday, November 01, 2012 8:39 AM
To: Sean McCartney
Subject: RE: Mormon Church Amendment

The existing parking lot is not adequate to serve the parking needs of the Stake conferences held a few times a year, where in members from other churches in the region meet at this building for a large group conference linked with Church headquarters. The normal expected Sunday parking is in the 180 range, but for conferences the need increases significantly.

Bryan Keys
President
Bryan Keys & Associates, p.c.
417 South Cascade Avenue
Colorado Springs, CO 80903
(719) 634-3751 Phone
BryanKeys@bkeys.com



From: Sean McCartney [<mailto:mccarts@louisvilleco.gov>]
Sent: October 31, 2012 03:09 PM
To: 'Bryan Keys'
Subject: FW: Mormon Church Amendment

FYI – do you have any response to this email in regards to the need for parking lot expansion?

Thanks,

Sean

From: Chuck Sisk [<mailto:csisk@hurth.com>]
Sent: Wednesday, October 31, 2012 3:03 PM
To: Sean McCartney
Cc: Troy Russ
Subject: Mormon Church Amendment

Good Afternoon Sean

I am under the impression the LDS Church is seeking an expansion of their parking lot and additional square feet for a picnic area.

When this came up for hearing in September and was continued, I suggested the Church meet with the neighbors to discuss the expansion and why additional parking was necessary to replace areas that are now non asphalt. The church is not increasing their square footage and already is over parked for Parking/square footage of the Church.

I am an interested neighbor, living just across the street from the LDS Church, and the Mesa Point Subdivision has circulated numerous emails raising the level of concern. To date, the LDS Church has been a good neighbor and I am very surprised they wouldn't reach out to the neighborhood before going to the Planning Commission.

Please understand that I have chosen not to take any action or contact anyone in the City regarding any matters since my term as Mayor ended last November. Reluctantly I am sending this email as private property owner evidencing my concerns regarding the proposed amendment. I truly believe this can be resolved if communications are established with the Mesa Point neighbors.

Please feel free to enter this email into the public record.

Thank

Chuck

*Charles L. Sisk
Hurth, Sisk & Blakemore, LLP
PO Box 17850
Boulder, CO 80308
303-443-7900 (phone)
303-443-8733 (Fax)
csisk@hurth.com*

Notice: This electronic message from the law firm of Hurth, Sisk & Blakemore, LLP is for the sole use of the intended recipient(s) and may contain information that is confidential and/or privileged. If you are not the intended recipient, use, disclosure or dissemination of this information is prohibited. In that case, please delete this transmission and any attachments and

notify us by phone at 303-443-7900 or by return email immediately.

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SOUTH BOULDER ROAD CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6, NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, AND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7 ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, THENCE N89°34'50"E, 75.00 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 898 AT RECEPTION NO. 147340 OF THE RECORDS OF BOULDER COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE S00°42'30"W, 30.00 FEET ALONG THE WEST LINE EXTENDED SOUTH TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 7;

THENCE N89°34'50"E, 303.99 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6 TO THE WEST LINE OF HILLSBOROUGH WEST SUBDIVISION FLING NO. 1, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE N00°25'10"W, 30.00 FEET ALONG THE WEST LINE OF SAID HILLSBOROUGH WEST SUBDIVISION FLING NO. 1 TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6;

THENCE N89°34'50"E, 196.60 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED ON FILM 898 AT RECEPTION NO. 147340;

THENCE N00°42'30"E, 720.00 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 898 AT RECEPTION NO. 147340 TO THE NORTHEAST CORNER THEREOF;

THENCE S89°34'50"W, 500.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 898 AT RECEPTION NO. 147340 TO THE NORTHWEST CORNER THEREOF;

THENCE S00°42'30"W, 720.00 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 898 AT RECEPTION NO. 147340 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LOUISVILLE BY THE DEED RECORDED MARCH 24, 1981 UNDER RECEPTION NO. 439128.

HAS Laid Out, Subdivided and Platted said Land as per Drawing hereon contained UNDER THE NAME AND STYLE OF SOUTH BOULDER ROAD CHURCH SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE THE RIGHT-OF-WAY AND OUTLOT A, AS SHOWN ON THIS PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS, PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THEREUTO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND OTHER ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERSHIP SIGNATURE BLOCK

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: _____
Authorized Agent

STATE OF UTAH

COUNTY OF SALT LAKE

On this _____ day of _____, 20____, personally

appeared before me _____, personally known to me to be an Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

Witness my hand and official seal:

Notary Public for the
State of Utah

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____, SERIES _____.

MAYOR SIGNATURE

CITY CLERK SIGNATURE

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE _____, PAID: _____, FILM NO. _____, RECEPTION.

CLERK & RECORDER

DEPUTY

PLANNING COMMISSION CERTIFICATE

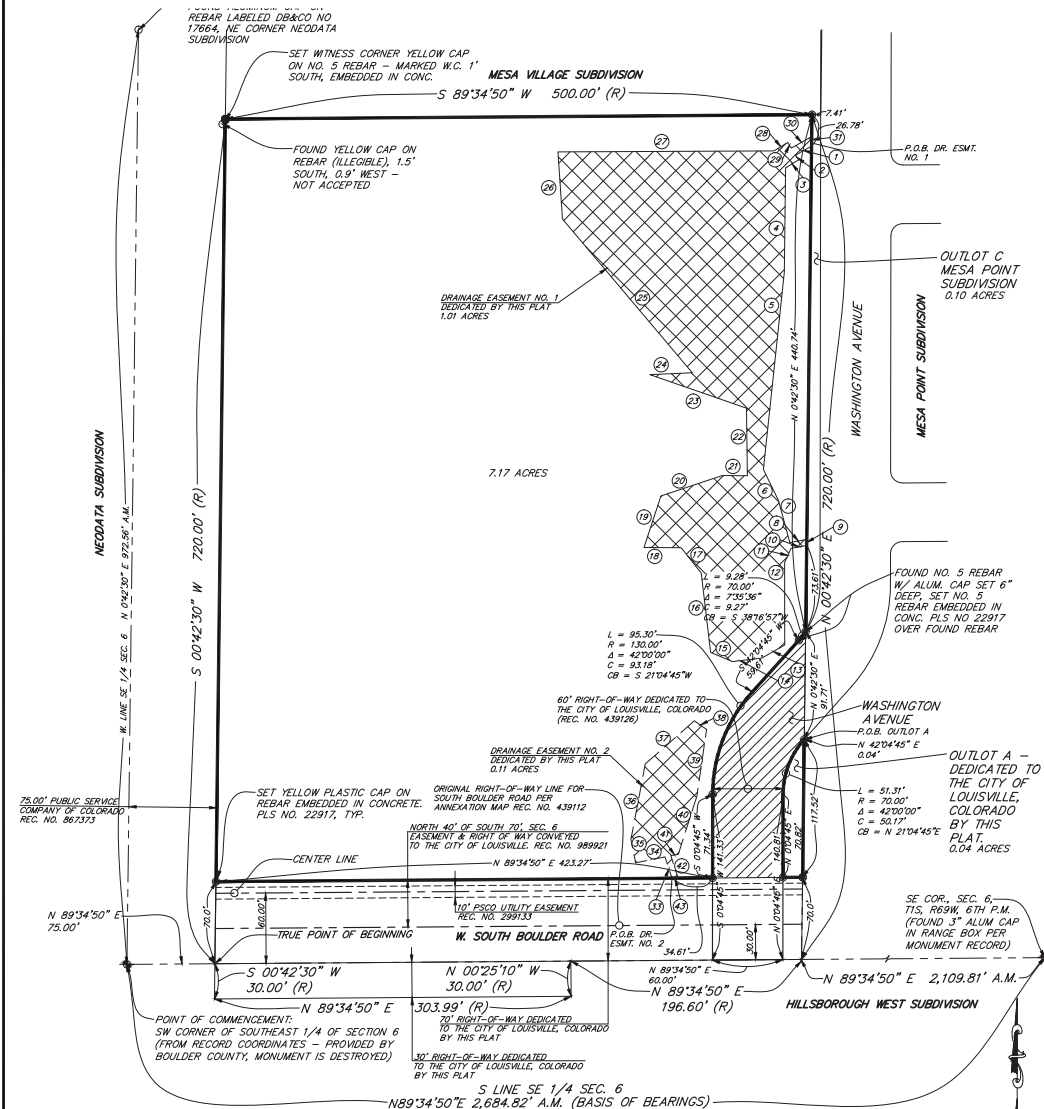
APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____, SERIES _____.

SURVEYOR'S CERTIFICATE

I, JAMES V. HASTINGS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF "SOUTH BOULDER ROAD CHURCH SUBDIVISION" WAS MADE BY ME AND THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO LAW.

JAMES V. HASTINGS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 22917

DRAWN BY LHM	Anderson & Hastings Consultants Inc. 15598 W. Bayview Ave., Suite 350 Lakewood, Colorado 80026 (303)458-0448 • FAX (303)458-0448	JOB NO. 075-1747
APPROVED BY JMH		SHEET NO. 1
DATE 10/28/12		



DRAINAGE EASEMENT NO. 1 LINE TABLE			
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
(1) S89°59'20"W	15.59'	(17) N38°23'03"E	27.51'
(2) S32°02'24"E	4.38'	(18) N89°41'21"W	31.71'
(3) S58°16'57"W	13.09'	(19) N18°10'56"E	46.19'
(4) S00°41'08"W	88.99'	(20) N17°35'08"E	55.24'
(5) S08°23'06"W	168.85'	(21) S89°26'48"E	21.26'
(6) S25°48'45"E	29.38'	(22) N00°42'13"W	57.60'
(7) S18°08'26"E	37.12'	(23) N70°30'31"E	87.12'
(8) N79°40'42"E	14.66'	(24) N87°26'14"E	36.19'
(9) S00°42'30"W	5.09'	(25) N40°11'37"W	171.51'
(10) S79°40'42"W	13.53'	(26) N03°51'51"W	57.36'
(11) S24°07'29"W	13.37'	(27) N89°44'36"E	184.01'
(12) S00°32'54"E	70.20'	(28) N58°50'39"E	13.82'
(13) S80°73'07"W	22.49'	(29) S32°19'17"E	5.60'
(14) S83°05'09"W	25.26'	(30) S89°59'20"E	18.99'
(15) N86°46'34"W	20.21'	(31) S00°42'30"W	8.06'
(16) N06°44'35"W	68.07'		

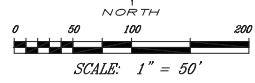
DRAINAGE EASEMENT NO. 2 LINE TABLE			
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
(32) N17°56'00"W	18.14'	(38) S08°16'29"W	57.38'
(33) S78°32'30"W	25.58'	(39) S17°40'39"W	52.00'
(34) N11°19'08"W	20.43'	(40) S78°32'30"W	6.54'
(35) N10°48'01"E	65.46'	(41) S17°55'51"E	20.15'
(36) N48°38'31"E	55.70'	(42) S89°34'50"W	5.24'
(37) S54°27'31"E	12.77'		

LEGEND

- PROPERTY LINE
- SECTION CORNER
- SET #5 REBAR EMBEDDED IN CONCRETE W/ YELLOW CAP LABELED PLS NO. 22917
- FOUND MONUMENT AS DESCRIBED
- R RECORD BEARING AND DISTANCE
- AM AS MEASURED BEARING AND DISTANCE

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



LAND SURVEY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, THENCE N89°34'50"E, 75.00 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 896 AT RECEPTION NO. 147340 OF THE RECORDS OF BOULDER COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE S00°42'30"W, 30.00 FEET ALONG THE WEST LINE EXTENDED SOUTH TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 7;

THENCE N89°34'50"E, 303.99 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO THE WEST LINE OF HILLSBOROUGH WEST SUBDIVISION FILING NO. 1, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE N00°25'10"W, 30.00 FEET ALONG THE WEST LINE OF SAID HILLSBOROUGH WEST SUBDIVISION FILING NO. 1 THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6;

THENCE N89°34'50"E, 196.60 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 896 AT RECEPTION NO. 147340;

THENCE N00°42'30"E, 720.00 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 896 AT RECEPTION NO. 147340 THE NORTHEAST CORNER THEREOF;

THENCE S89°34'50"W, 500.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 896 AT RECEPTION NO. 147340 TO THE NORTHWEST CORNER THEREOF;

THENCE S00°42'30"W, 720.00 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 896 AT RECEPTION NO. 147340 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LOUISVILLE BY THE DEED RECORDED MARCH 24, 1981 UNDER RECEPTION NO. 439126.

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGEND

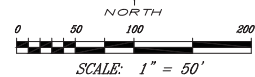
- CONC. CURB & GUTTER
- STRIPING
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- LIGHT POLE
- MANHOLE
- POWER POLE
- SIGN
- HANDICAPPED PARKING
- PROPERTY LINE
- FENCE
- RETAINING WALL
- SECTION CORNER
- SET #5 REBAR EMBEDDED IN CONCRETE W/ YELLOW CAP LABELED PLS NO. 22917
- FOUND MONUMENT AS DESCRIBED
- RECORD BEARING AND DISTANCE
- AS MEASURED BEARING AND DISTANCE

SURVEYOR'S CERTIFICATE

I, JAMES V. HASTINGS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE LAND SURVEY PLAT OF THE ABOVE DESCRIBED PROPERTY WAS MADE BY ME AND THAT THE ACCOMPANYING SURVEY ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO LAW.

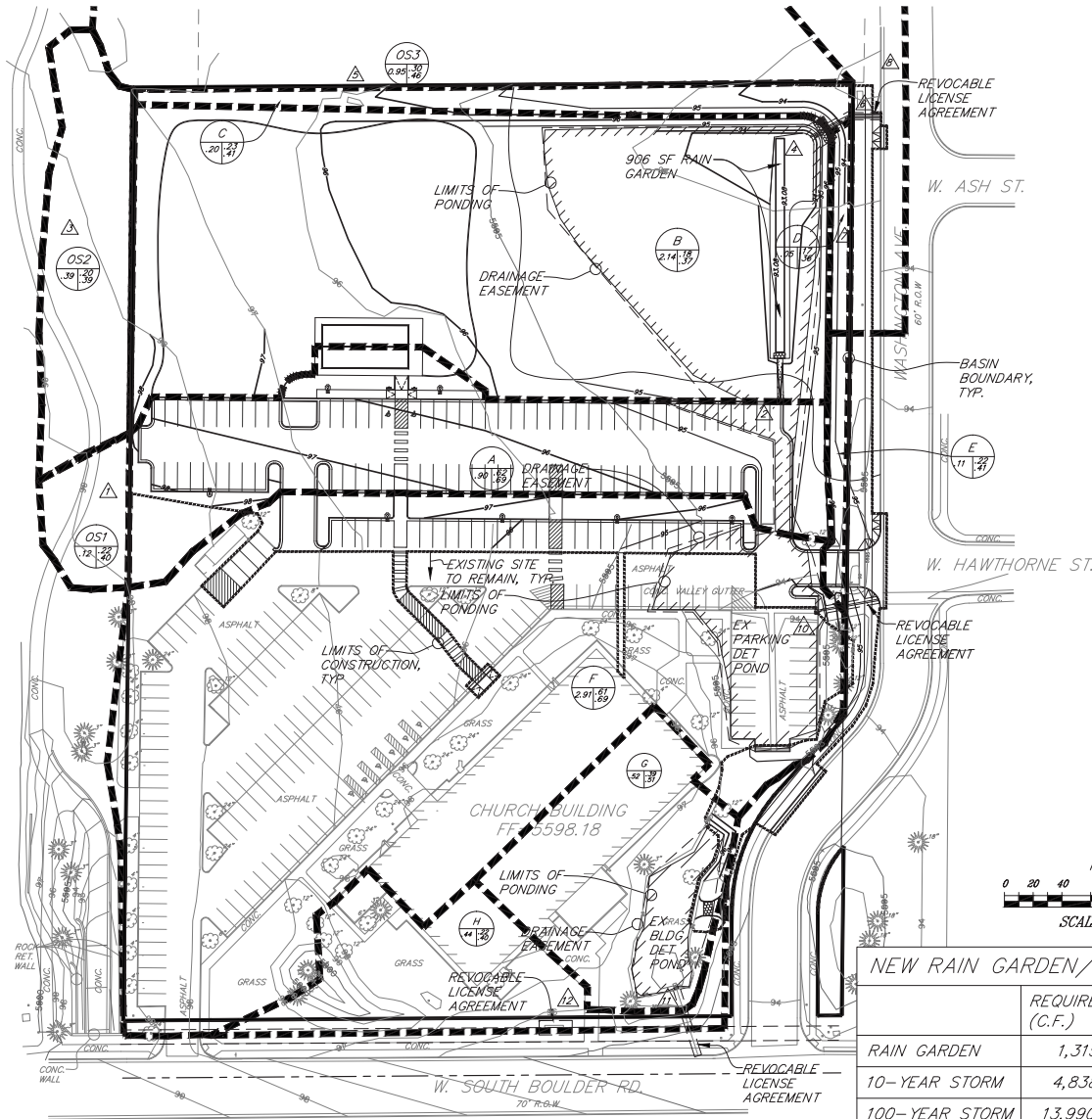
JAMES V. HASTINGS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 22917

DRAWN BY CDB	Anderson & Hastings Consultants Inc. 15598 W. Bayview Ave., Suite 350 Lakewood, Colorado 80026 (303)438-0400 • FAX (303)438-0400	JOB NO. 075-1747
APPROVED BY JMH		SHEET NO. 2
DATE 10/28/12		

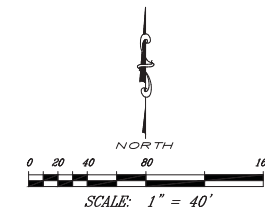


GRADING AND DRAINAGE PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO



LEGEND	
EXISTING	
CONC. CURB & GUTTER	
STRIPING	
DECIDUOUS TREE	
CONIFEROUS TREE	
LIGHT POLE	
CONTOUR	
MANHOLE	
POWER POLE	
SIGN	
PROPERTY LINE	
NEW	
CONC. CURB & GUTTER	
LIGHT POLE	
SIGN	
LIMITS OF CONSTRUCTION	
BASIN BOUNDARY	
BASIN	
10-YEAR RUNOFF COEFFICIENT	
100-YEAR RUNOFF COEFFICIENT	
AREA	
DESIGN POINT	
CONTOUR	



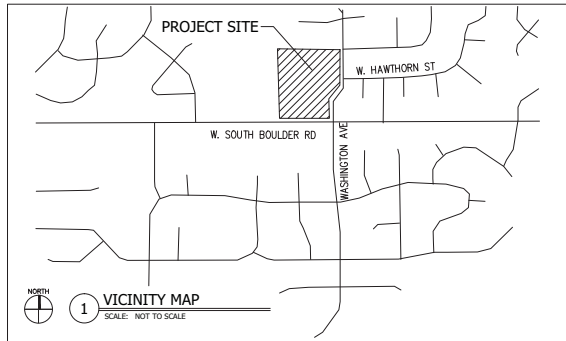
NEW RAIN GARDEN/DETENTION STORAGE VOLUME				
	REQUIRED (C.F.)	PROVIDED (C.F.)	MAXIMUM RELEASE RATE (CFS)	WATER SURFACE ELEVATION
RAIN GARDEN	1,315	1,382	N/A	93.83
10-YEAR STORM	4,838	8,656	0.70	94.32
100-YEAR STORM	13,990	21,770	2.58	94.88

EX. PARKING LOT POND	
100-YEAR STORM	
VOL. REQUIRED	15,562 C.F.
VOL PROVIDED	5,748 C.F. *
RELEASE RATE	0.93 CFS
WATER SURF. EL	94.71
MAX DEPTH	1.06' (12.75")
* POND OVERFLOWS TO NORTHERN DET. POND	
EX. BLDG DET POND	
100-YEAR STORM	
VOL. REQUIRED	2,361 C.F.
VOL PROVIDED	2,625 C.F.
RELEASE RATE	0.30 CFS
WATER SURF. EL	95.92
MAX DEPTH	1.72'

SOUTH BOULDER ROAD CHURCH SUBDIVISION

SPECIAL REVIEW USE SUBMITTAL

701 W. SOUTH BOULDER ROAD
LOUISVILLE, COLORADO



LIST OF CONTACTS:

ARCHITECT:
BRYAN KEYS & ASSOCIATES
417 SOUTH CASCADE
COLORADO SPRINGS, CO 80903
PH (719) 634-3751 FAX (719) 634-3791
CONTACT NAME: BRYAN KEYS

CIVIL ENGINEER:
ANDERSON & HASTINGS
12596 WEST BAYVIEW AVE, SUITE #350
LAKEWOOD, CO 80228
PH (303) 433-8486
CONTACT NAME: BRYAN CAMPHOUSE

OWNER:
CHURCH OF JESUS CHRIST LATTER DAY SAINTS
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UTAH 84150
PH (303) 786-3970
CONTACT NAME: ALAN PALMER - OWNER REPRESENTATIVE

LANDSCAPE ARCHITECT:
WILLIAM GUMAN & ASSOCIATES, LTD.
815 NORTH WEBER STREET
COLORADO SPRINGS, COLORADO 80907
PH (719) 473-7077
CONTACT NAME: JASON ALWINE

ELECTRICAL ENGINEER:
PLANT ENGINEERING CONSULTANTS
320 W FILLMORE, SUITE 100
COLORADO SPRINGS, COLORADO 80907
PH (719) 473-7077
CONTACT NAME: PAUL BELLEMAIRE

SHEET INDEX:

1 OF 10	TITLE SHEET
2 OF 10	DEVELOPMENT PLAN
3 OF 10	OVERALL DEVELOPMENT PLAN
4 OF 10	EXPANDED DEVELOPMENT PLAN
5 OF 10	GRADING PLAN
6 OF 10	LANDSCAPE SCHEDULE AND DETAILS
7 OF 10	LANDSCAPE PLANTING PLAN
8 OF 10	ELEVATIONS
9 OF 10	PHOTOMETRIC PLAN
10 OF 10	FIXTURE CUT SHEETS

DEVELOPMENT TABLE:

1. LOT AREA:	7.17 ACRES
2. LOT COVERAGE %: (BUILDING, PAVING, AND DRIVES)	
EXISTING:	29.5% 92,136 S.F.
NEW:	40.1% 125,242 S.F.
3. LANDSCAPE %:	
EXISTING:	65.1% 203,324 S.F.
NEW:	52.6% 164,283 S.F.
4. BUILDING HEIGHT:	
EXISTING BUILDING:	31'-4"
EXISTING STEEPLE:	50'-4"
NEW PAVILION:	13'-10"
5. BUILDING SETBACK:	
FRONT EXISTING SETBACK:	24'-3"
SIDE EXISTING SETBACK:	49'-5"
NEW REAR SETBACK AT PAVILION:	164'-8"
NEW SIDE SETBACK AT PAVILION:	133'-9"
6. PARKING CALCULATIONS:	
EXISTING:	198 SPACES
NEW:	281 SPACES
# OF SEATS:	286 SEATS
1 SPACE / 3 SEATS	
REQUIRED:	95 SPACES

OWNERSHIP SIGNATURE BLOCK
By signing this SRU, the owner acknowledges and accepts all the requirements and intent set forth in the SRU.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

By: _____
Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, 2011, personally appeared before me _____, personally known to me to be the Authorized Agent of the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent of the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation, and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.

Notary for Public for the State of Utah

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 2011 by the Planning Commission of the City of Louisville, Colorado.

Resolution No. _____ Series _____

CITY COUNCIL CERTIFICATE

Approved this _____ day of _____, 2011 by the City Council of the City of Louisville, Colorado.

Resolution No. _____ Series _____

Mayor Signature _____ (City Seal)

City Clerk Signature _____

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)

I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day of _____, 2011, and is recorded in plan file _____, Fee _____ paid _____ Film No. _____ Reception.

Clerk and Recorder _____

Deputy _____

Keys & Associates
ARCHITECTURE & PLANNING
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3751 • FACSIMILE (719) 634-3791

SOUTH BOULDER ROAD
CHURCH SUBDIVISION
SPECIAL REVIEW USE SUBMITTAL
701 W. SOUTH BOULDER ROAD
LOUISVILLE, CO 80207

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: JULY 11, 2012

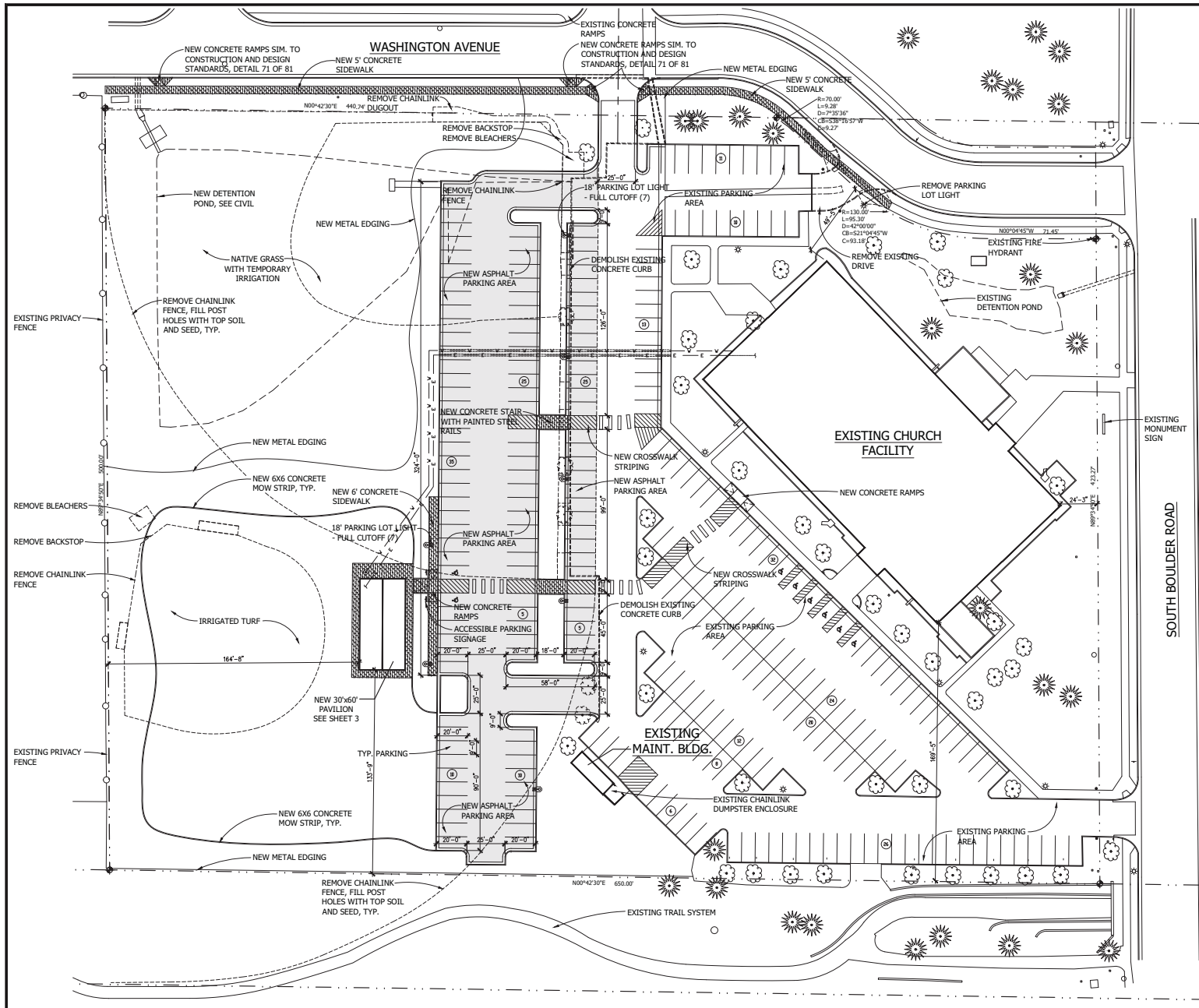
PLAN SERIES: XX

PROPERTY NUMBER: 515-2135

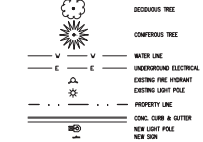
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Sheet:

1 OF 10

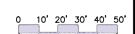


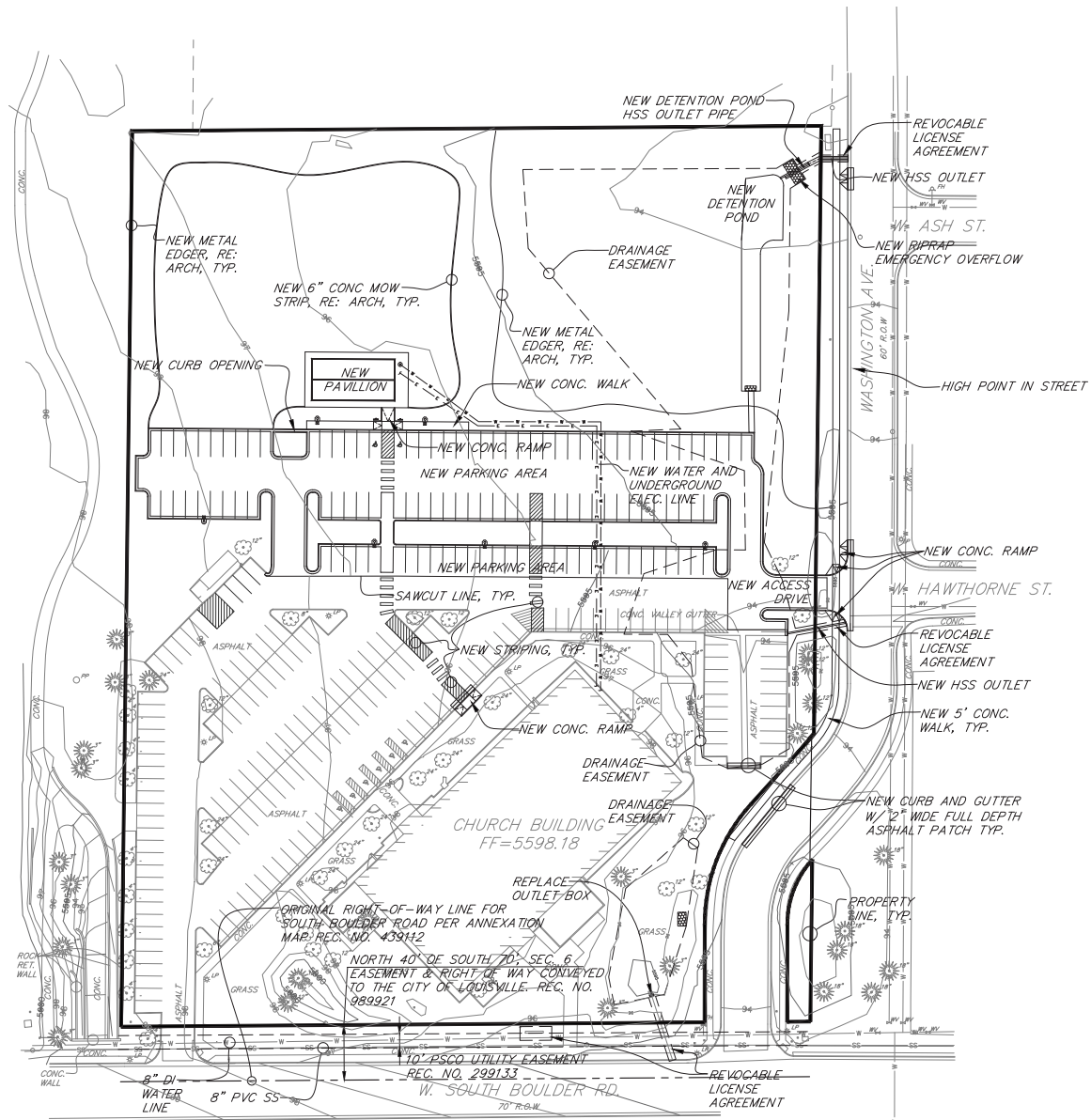
SYMBOLS LEGEND:



281 TOTAL PARKING SPACES

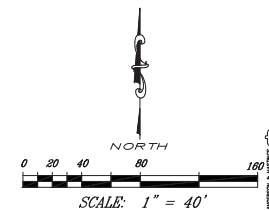
1 DEVELOPMENT PLAN
SCALE: 1" = 30'-0"



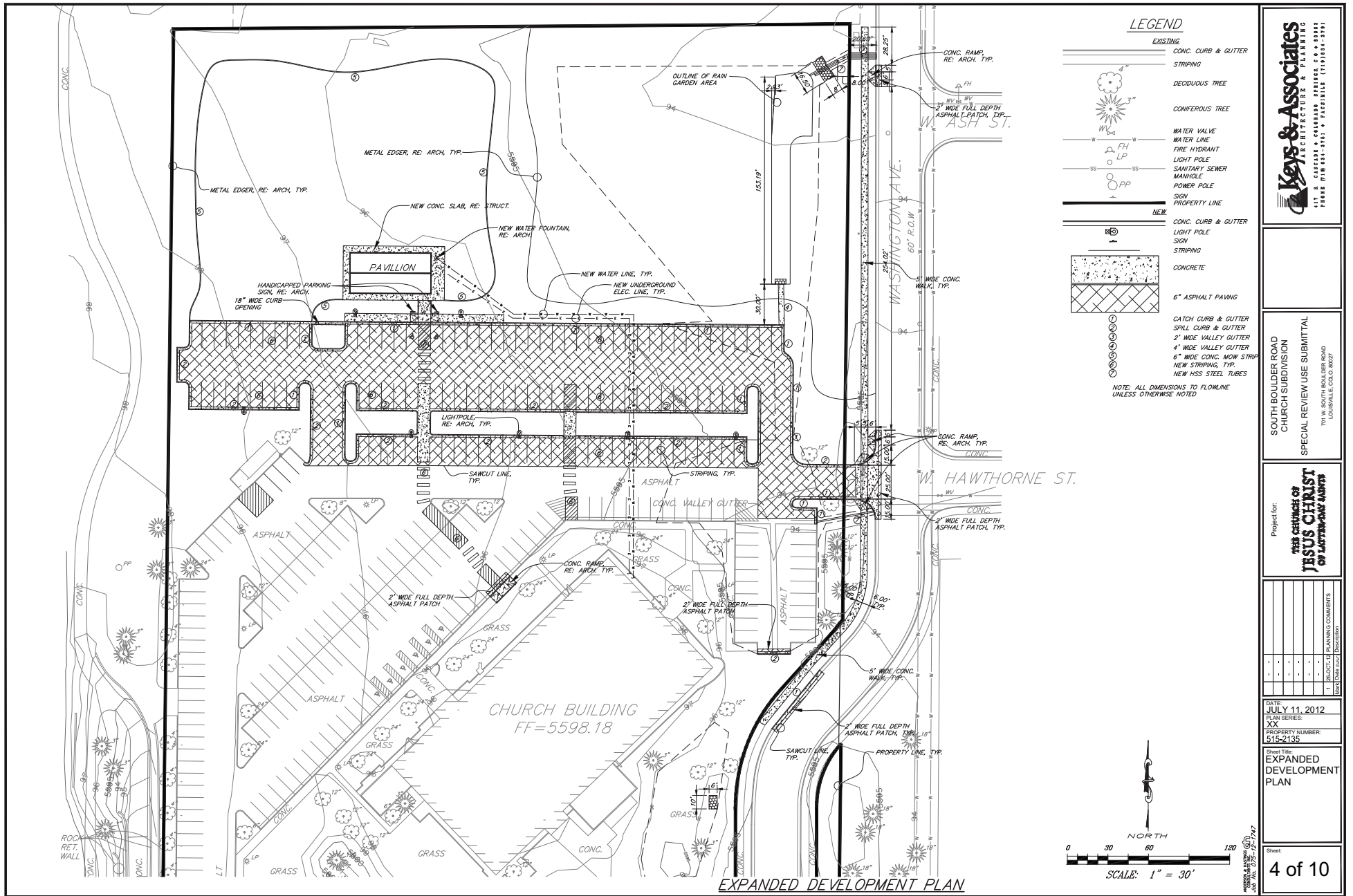


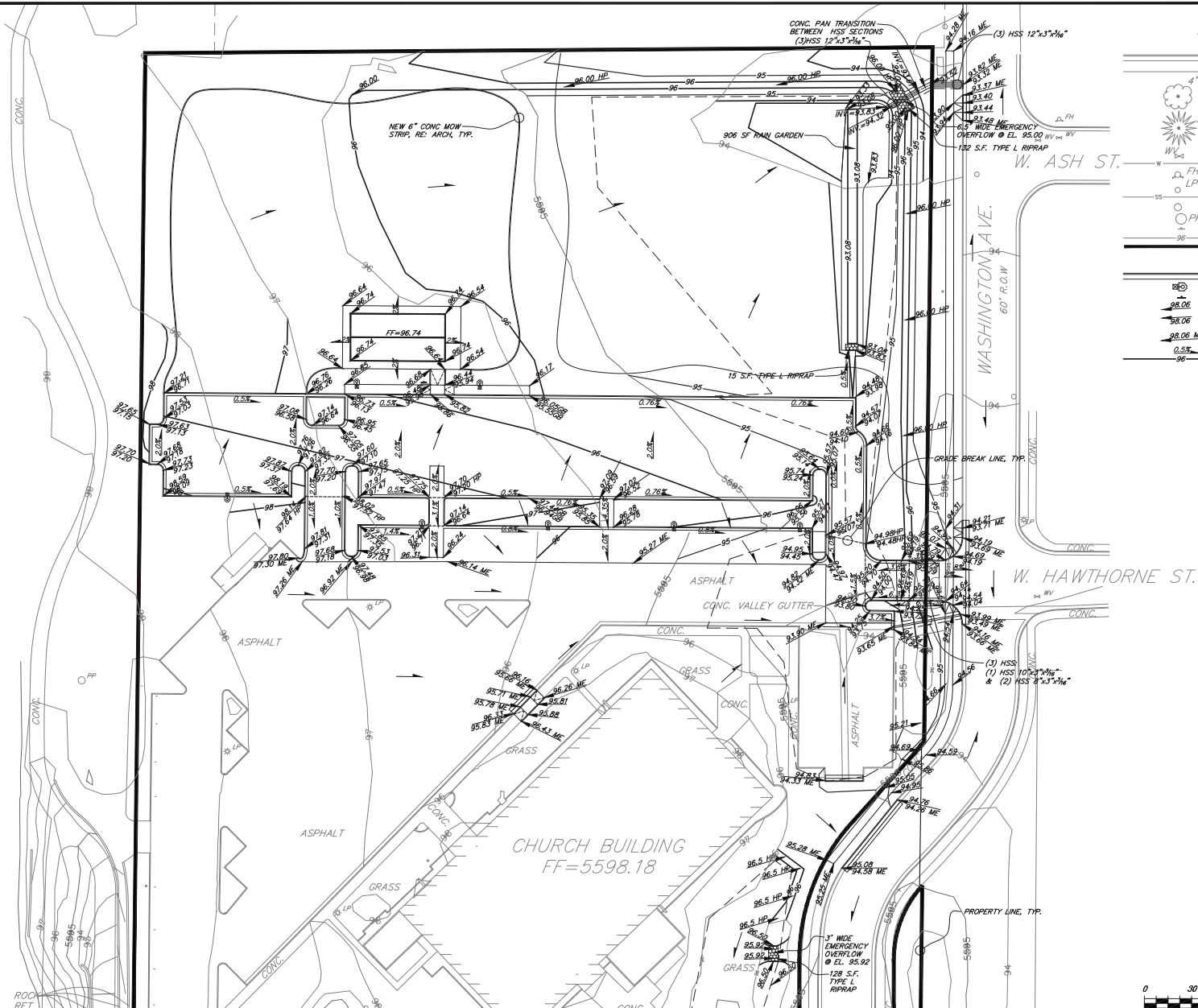
LEGEND

EXISTING	
	CONC. CURB & GUTTER
	STRIPING
	DECIDUOUS TREE
	CONIFEROUS TREE
	WATER VALVE
	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	SANITARY SEWER
	MANHOLE
	POWER POLE
	SIGN
	HANDICAPPED PARKING
	PROPERTY LINE
NEW	
	CONC. CURB & GUTTER
	LIGHT POLE
	SIGN
	STRIPING
	HANDICAPPED PARKING
	WATER LINE
	ELECTRIC LINE



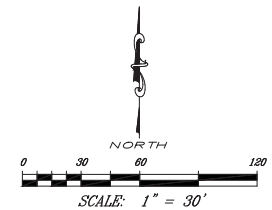
OVERALL DEVELOPMENT PLAN



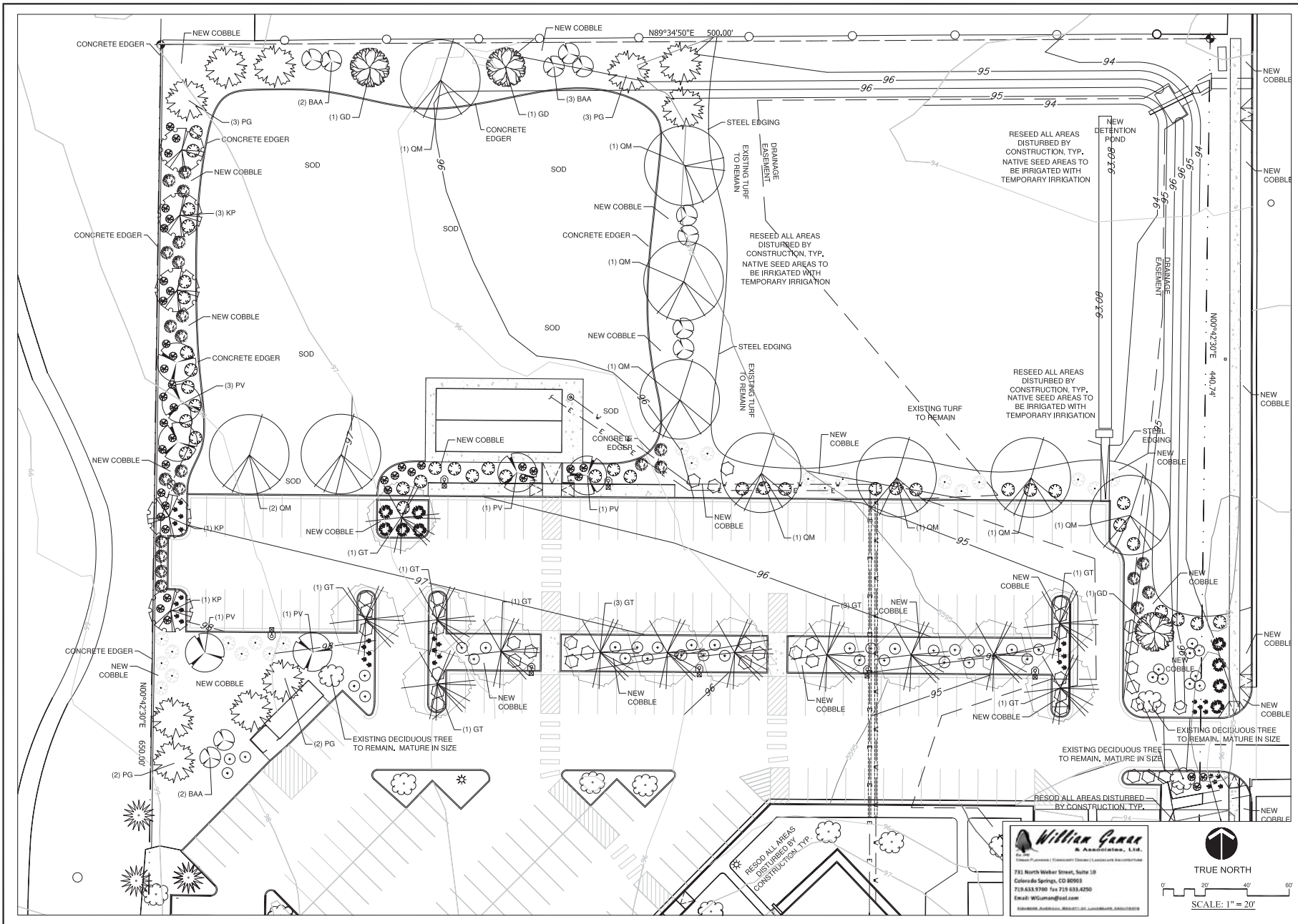


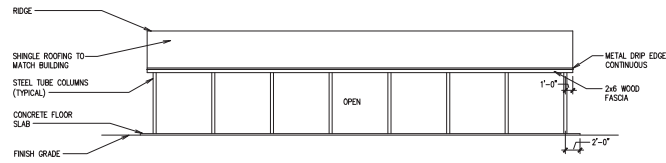
LEGEND

EXISTING	
	CONC. CURB & GUTTER
	STRIPING
	DECIDUOUS TREE
	CONIFEROUS TREE
	WATER VALVE
	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	SANITARY SEWER MANHOLE
	POWER POLE
	SIGN
	CONTOUR
	PROPERTY LINE
NEW	
	CONC. CURB & GUTTER
	LIGHT POLE
	SIGN
	SPOT ELEVATION
	FLOWLINE SPOT ELEVATION
	SPOT ELEVATION TO MATCH EXISTING
	FLOW ARROW
	CONTOUR

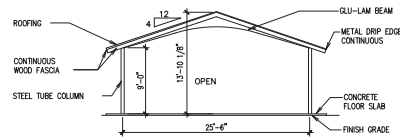


GRADING PLAN

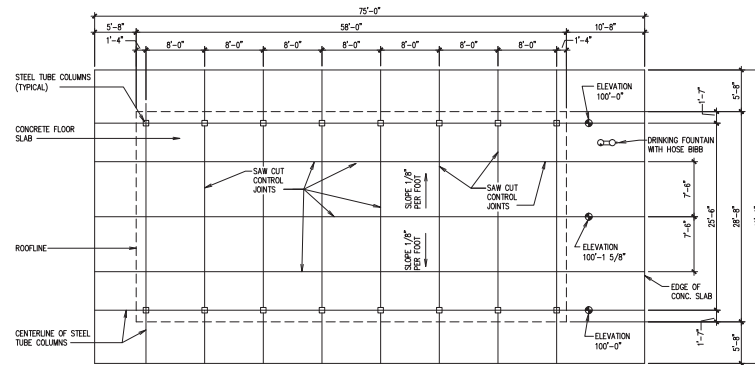




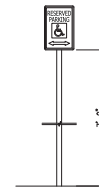
1 PAVILION SIDE ELEVATION
SCALE: 1/8"= 1'-0"



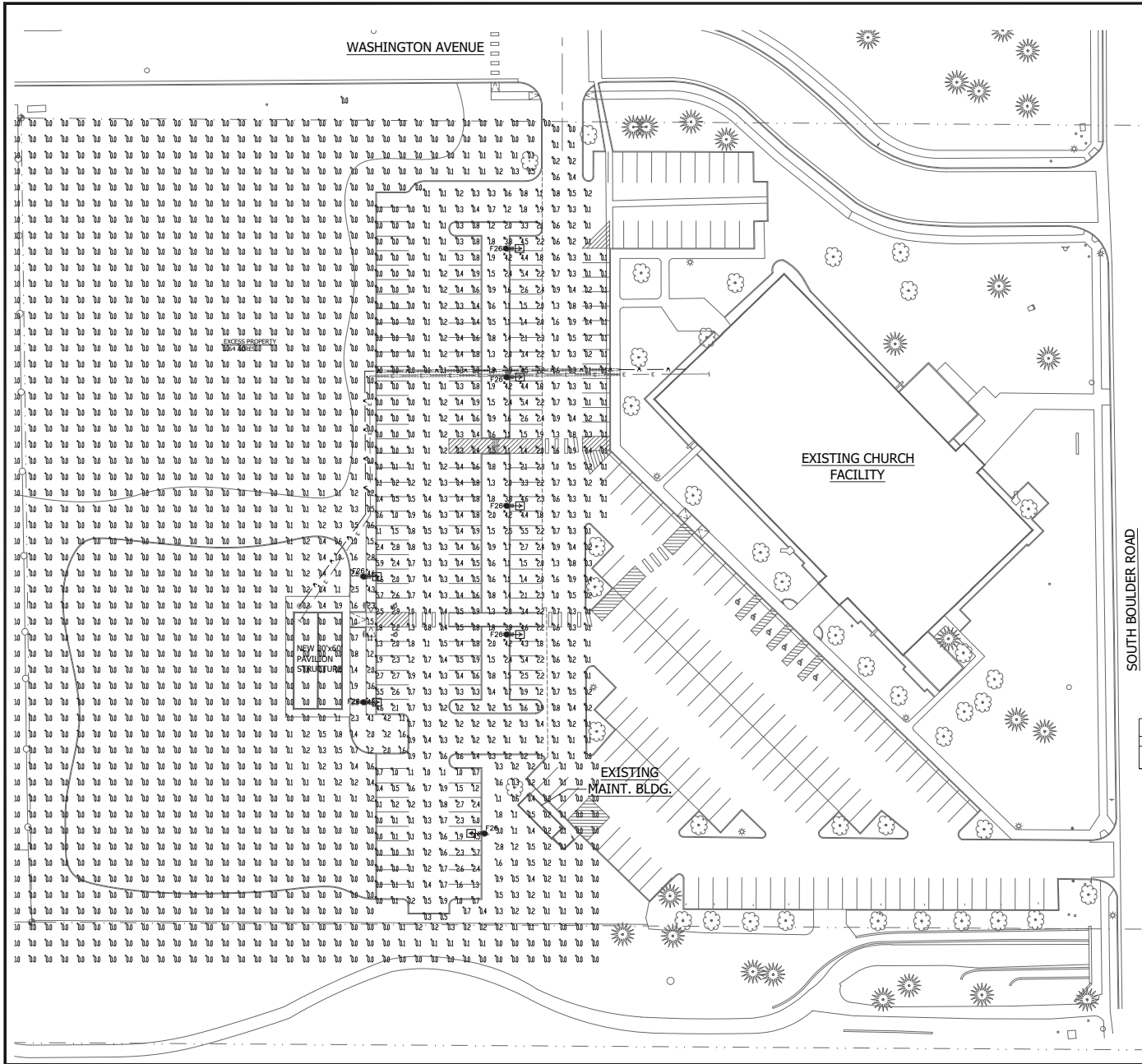
2 PAVILION END ELEVATION
SCALE: 1/8"= 1'-0"



3 PAVILION FLOOR PLAN
SCALE: 1/8"= 1'-0"



4 ACCESSIBLE PARKING SIGNAGE
SCALE: N.T.S.



LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF
F26	◆	UTLITHIA (1) KAD_1505_R3	(1) ET-23	16000	18'-0" ABOVE FINISHED GRADE	0.81
						7

CALCULATION SUMMARY

AREA NAME	FPS	SPACING	AVG	MAX	MIN	MAX/MIN	AVE/MIN
Unpaved Area	+	10 FT	0.1	4.8	0.00	N/A	N/A
Pavement	+	10 FT	0.9	6.0	0.0	N/A	N/A



PHOTOMETRIC PLAN

1"=30'-0"

PLANT

ENGINEERING CONSULTANTS
320 W. FILLMORE, SUITE 100, COLORADO SPRINGS, CO 80907
719.479.7077 phone fax 719.479.7005

Keys & Associates
ARCHITECTURE & PLANNING
417 N. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 531-3751 • FACSIMILE (719) 531-3751

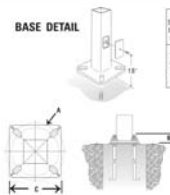
SOUTH BOULDER ROAD
CHURCH SUBDIVISION
SPECIAL REVIEW USE SUBMITTAL
701 W. SOUTH BOULDER ROAD
LOUISVILLE, CO 80027

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

DATE:
JULY 11, 2012
PLAN SERIES:
XX
PROPERTY NUMBER:
515-2135
Sheet Title:
**PHOTOMETRIC
PLAN**

Sheet:
9 OF 10

TECHNICAL INFORMATION												
ENR with 1.2 gip												
Casting	Nominal size (in.)	Pin Depth (in./ft.)	Weld Thickness (in.)	Pin Diameter (in.)	Pin Length (in.)	Max. Pin Weight (lb.)	Max. Pin Length (ft.)	Ball Core (inches)	Ball Size (in. x in.)	Approximate weight (lb.)		
ENR 18 MC	10	4.2 x 18.10	0.125	11	364.1	208	118	473	8	3.0 x 18.2	75	
ENR 18 MC	12	4.2 x 19.20	0.125	11	244.0	180	102	148	20	3.0 x 19.2	90	
ENR 18 MC	14	4.2 x 19.10	0.125	11	184.0	138	75	20	8	3.0 x 19.1	105	
ENR 18 MC	16	4.1 x 18.10	0.125	11	164.0	118	60	22	3.3	3.0 x 18.2	115	
ENR 18 MC	18	4.2 x 18.10	0.125	12	124.0	92	50	8	108	8	3.0 x 18.1	125
ENR 20 MC	20	4.2 x 20.00	0.125	11	104.0	67	35	8	90	8	3.0 x 19.1	140
ENR 20 MC	22	4.2 x 20.00	0.125	11	84.0	47	25	8	80	8	3.0 x 19.1	155
ENR 20 MC	24	5.0 x 20.00	0.125	17	117	40	12	3.0	10	10.2	1.3 x 18	165
ENR 20 MC	26	5.0 x 20.00	0.188	17	200.1	70.1	35.4	162	40	10-12	1.3 x 18	205
ENR 25 MC	25	4.2 x 25.00	0.125	11	43.0	26	10	8	8	8	3.0 x 19.1	170
ENR 25 MC	28	4.2 x 25.00	0.125	11	33.0	20	8	8	8	8	3.0 x 19.1	185
ENR 25 MC	30	5.0 x 25.00	0.188	17	104.0	63	35	10	10	10	1.3 x 18	225
ENR 25 MC	32	5.0 x 25.00	0.188	17	183.0	103	53	238	10	10-12	1.3 x 18	300
ENR 30 MC	30	4.2 x 20.00	0.188	17	44.0	26	10	8	8	8	3.0 x 19.1	205
ENR 30 MC	32	4.2 x 20.00	0.188	17	41.0	26	10	8	8	8	3.0 x 19.1	220
ENR 30 MC	34	5.0 x 20.00	0.188	17	107	67	37	10	10	10	1.3 x 18	240
ENR 30 MC	36	5.0 x 20.00	0.188	17	188.0	105	53	225	10	10-12	1.3 x 18	320
ENR 30 MC	38	5.0 x 20.00	0.188	17	93	25	10	8	8	8	3.0 x 19.1	340
ENR 30 MC	40	6.0 x 20.00	0.188	17	122	30	15	-	11-12	1.3 x 18	405	



Sheet #: Pale-SSS

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Lithonia Lighting
Outdoor
One Lithonia Way, Conyers, GA 30613
Phone: 770-922-9000 Fax: 770-919-1200
www.lithonia.com

CONSTRUCTION Weldable grade, hot-rolled, commercial quality carbon steel tubing with a minimum yield of 50,000 psi (11-gauge) or 50,000 psi (12-gauge). Uniform wall thickness of .125" or .188". Steel is non-pure with a length longitudinal high-frequency electrical resistance weld. Uniform square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

ASTM A36 is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum yield strength of 3,600 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover finished to match plate.

A handle/having nominal dimensions of 2" x 2" for all shafts included in cover with attachment screws.

Top cap provides built-in drill-mount poles.
Fasteners are high-strength galvanized, zinc-plated or stainless steel.
Finish: Must specify finish.
Grounding: Provision located immediately inside feedline run. Grounding hardware is not included (provided by others).
Anchor Bolts: Top portion of anchor bolt is galvanized per ASTM A 153. Made of steel not having a minimum yield strength of 55,000 psi.

Lead times will vary depending on options selected. Consult with your sales representative.
Example: SSS 20 SC DM19 DOB

[illegible]

Outside

Sheet #: Pole-SSS PL-320

[illegible]

for details please refer product user's manual options										Example CAS 6000 R1 79 XCM 32000	
CAS 1500S		R3		SPD?							
Size	Weight	Description		High accuracy	Refuge	Index	Mounting?				
E30	Black finish 1000W 1200W 1500W 2000W 2500W 3000W 3500W 4000W 4500W 5000W 5500W 6000W 6500W 7000W 7500W 8000W 8500W 9000W 9500W 10000W 10500W 11000W 11500W 1200W 1250W 1300W 1350W 1400W 1450W 1500W 1550W 1600W 1650W 1700W 1750W 1800W 1850W 1900W 1950W 2000W 2050W 2100W 2150W 2200W 2250W 2300W 2350W 2400W 2450W 2500W 2550W 2600W 2650W 2700W 2750W 2800W 2850W 2900W 2950W 3000W 3050W 3100W 3150W 3200W 3250W 3300W 3350W 3400W 3450W 3500W 3550W 3600W 3650W 3700W 3750W 3800W 3850W 3900W 3950W 4000W 4050W 4100W 4150W 4200W 4250W 4300W 4350W 4400W 4450W 4500W 4550W 4600W 4650W 4700W 4750W 4800W 4850W 4900W 4950W 5000W 5050W 5100W 5150W 5200W 5250W 5300W 5350W 5400W 5450W 5500W 5550W 5600W 5650W 5700W 5750W 5800W 5850W 5900W 5950W 6000W 6050W 6100W 6150W 6200W 6250W 6300W 6350W 6400W 6450W 6500W 6550W 6600W 6650W 6700W 6750W 6800W 6850W 6900W 6950W 7000W 7050W 7100W 7150W 7200W 7250W 7300W 7350W 7400W 7450W 7500W 7550W 7600W 7650W 7700W 7750W 7800W 7850W 7900W 7950W 8000W 8050W 8100W 8150W 8200W 8250W 8300W 8350W 8400W 8450W 8500W 8550W 8600W 8650W 8700W 8750W 8800W 8850W 8900W 8950W 9000W 9050W 9100W 9150W 9200W 9250W 9300W 9350W 9400W 9450W 9500W 9550W 9600W 9650W 9700W 9750W 9800W 9850W 9900W 9950W 10000W 10050W 10100W 10150W 10200W 10250W 10300W 10350W 10400W 10450W 10500W 10550W 10600W 10650W 10700W 10750W 10800W 10850W 10900W 10950W 11000W 11050W 11100W 11150W 11200W 11250W 11300W 11350W 11400W 11450W 11500W 11550W 11600W 11650W 11700W 11750W 11800W 11850W 11900W 11950W 12000W 12050W 12100W 12150W 12200W 12250W 12300W 12350W 12400W 12450W 12500W 12550W 12600W 12650W 12700W 12750W 12800W 12850W 12900W 12950W 13000W 13050W 13100W 13150W 13200W 13250W 13300W 13350W 13400W 13450W 13500W 13550W 13600W 13650W 13700W 13750W 13800W 13850W 13900W 13950W 14000W 14050W 14100W 14150W 14200W 14250W 14300W 14350W 14400W 14450W 14500W 14550W 14600W 14650W 14700W 14750W 14800W 14850W 14900W 14950W 15000W 15050W 15100W 15150W 15200W 15250W 15300W 15350W 15400W 15450W 15500W 15550W 15600W 15650W 15700W 15750W 15800W 15850W 15900W 15950W 16000W 16050W 16100W 16150W 16200W 16250W 16300W 16350W 16400W 16450W 16500W 16550W 16600W 16650W 16700W 16750W 16800W 16850W 16900W 16950W 17000W 17050W 17100W 17150W 17200W 17250W 17300W 17350W 17400W 17450W 17500W 17550W 17600W 17650W 17700W 17750W 17800W 17850W 17900W 17950W 18000W 18050W 18100W 18150W 18200W 18250W 18300W 18350W 18400W 18450W 18500W 18550W 18600W 18650W 18700W 18750W 18800W 18850W 18900W 18950W 19000W 19050W 19100W 19150W 19200W 19250W 19300W 19350W 19400W 19450W 19500W 19550W 19600W 19650W 19700W 19750W 19800W 19850W 19900W 19950W 20000W 20050W 20100W 20150W 20200W 20250W 20300W 20350W 20400W 20450W 20500W 20550W 20600W 20650W 20700W 20750W 20800W 20850W 20900W 20950W 21000W 21050W 21100W 21150W 21200W 21250W 21300W 21350W 21400W 21450W 21500W 21550W 21600W 21650W 21700W 21750W 21800W 21850W 21900W 21950W 22000W 22050W 22100W 22150W 22200W 22250W 22300W 22350W 22400W 22450W 22500W 22550W 22600W 22650W 22700W 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72800W 72850W 72900W 72950W 73000W 73050W 73100W 73150W 73200W 73250W 73300W 73350W 73400W 73450W 73500W 73550W 73600W 73650W 73700W 73750W 73800W 73850W 73900W 73950W 74000W 74050W 74100W 74150W 74200W 74250W 74300W 74350W 74400W 74450W 74500W 74550W 74600W 74650W 74700W 74750W 74800W 74850W 74900W 74950W 75000W 75050W 75100W 75150W 75200W 75250W 75300W 75350W 75400W 75450W 75500W 75550W 75600W 75650W 75700W 75750W 75800W 75850W 75900W 75950W 76000W 76050W 76100W 76150W 76200W 76250W 76300W 76350W 76400W 76450W 76500W 76550W 76600W 76650W 76700W 76750W 76800W 76850W 76900W 76950W 77000W 77050W 77100W 77150W 77200W 77250W 77300W 77350W 77400W 77450W 77500W 77550W 77600W 77										

[illegible][illegible]

A43-01

Keys & Associates
ARCHITECTURE & PLANNING
1117 N. CASCADE • COLORADO SPRINGS, CO • 80909
PHONE (719) 684-3761 • FACSIMILE (719) 693-3761

SOUTH BOULDER ROAD
CHURCH SUBDIVISION
SPECIAL REVIEW USE SUBMITTAL
701 W. SOUTH BOULDER ROAD

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

DATE:
JULY 11, 2012
PLAN SERIES:
XX
PROPERTY NUMBER:
515-2135

Sheet Title:
**FIXTURE CUT
SHEETS**

Sheet Title:
**FIXTURE CUT
SHEETS**

Sheet

10 OF 10

PLANT
ENGINEERING CONSULTANTS
320 W. FILLMORE SUITE 100 COLORADO SPRINGS CO 80907
719 473 7077 phone fax 719 473 7025

10 OF 10

ITEM: Case #12-026-UR, 2095 Boxelder Street

PLANNER: Sean McCartney, Principal Planner

APPLICANT: Kyle Callahan
Kyle Callahan & Associates, Architects
2121 30th Street, Suite 102
Boulder, CO 80301

OWNER: Louisville Fire Protection District
895 West Via Appia
Louisville, CO 80027

REPRESENTATIVE: Same as above

EXISTING ZONING: Industrial (I)

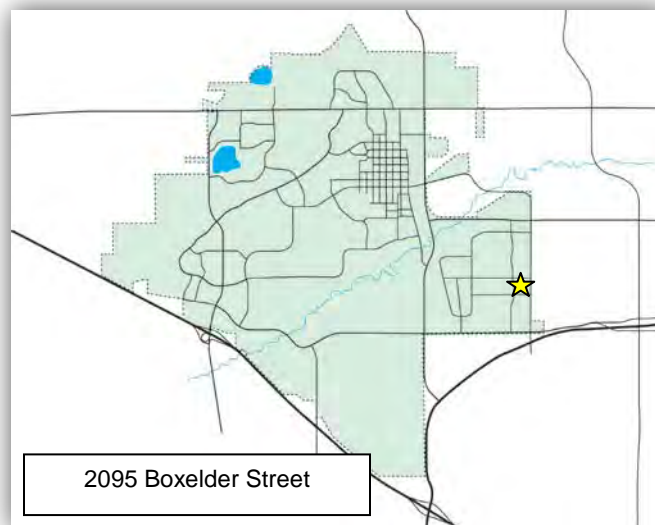
LOCATION: 2095 Boxelder Street

LEGAL DESCRIPTION: Lot 15, Colorado Technological Center, Filing 2

TOTAL SITE AREA: 3.21 acres

REQUEST: A request for a special review use (SRU) to allow for the expansion of the construction of a new fire station, training facility and fueling enclosure for the Louisville Fire Protection District zone district.

VICINITY MAP:



BACKGROUND:

The Louisville Fire Protection District (represented by Chief Tim Parker), is requesting approval of a special review use (SRU) to allow the Louisville Fire Station #3 to be located at 2095 Boxelder Street (Lot 15, Colorado Technological Center, Filing 2). The request includes the construction of a training facility and fueling enclosure.

The property is located in the Industrial Zone District. According to the Louisville Municipal Code (LMC), the Industrial Zone District permits “City, County, state and federal uses and buildings” (Use Group #18) as an SRU. A Fire Station is classified as a land use within use group #18.

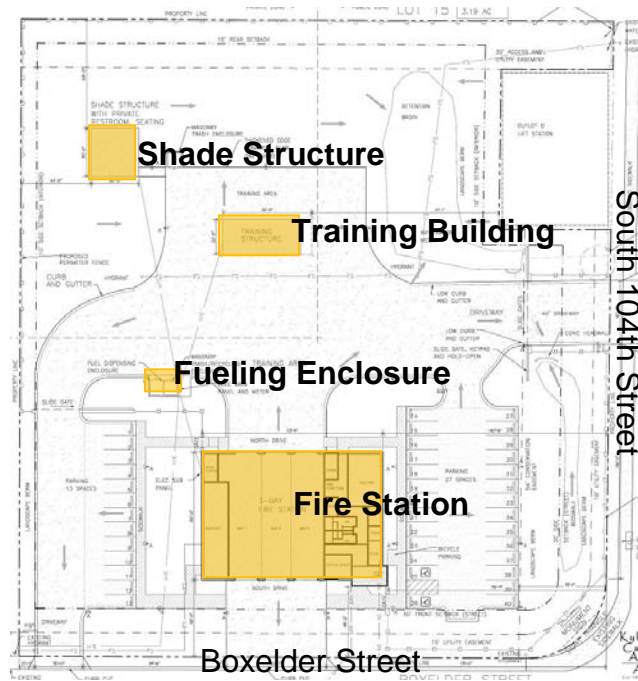
The LMC requires a planned unit development (PUD) for all development within the Industrial Zone District. For reasons specific to the purchase of the property, the applicant is requesting only the SRU at this time and not a PUD. Approval of this request will permit the Fire Station and training facility use on this property. However, no construction will be allowed until after a PUD has been submitted and approved by the Louisville City Council.

SUMMARY OF PROPOSAL:

All development within the Industrial Zone District must follow the Industrial Development Design Standards and Guidelines (IDDSG).

The development of the fire station, training facility and fueling enclosure will be conducted in phases. Four elements are included in the development:

1. Fire Station (Primary Building)
2. Training Building
3. Exterior Shade Structure
4. Fueling Enclosure



	Proposed Total - SF	Stories
Primary Building - Fire Station	10,800	2 stories
Training Building	2,400	3 stories – 36 ft. max
Exterior Shade Structure	600	1 story

Fire Station: The building's first floor program will be comprised of 3 vehicle bays (used to store and maintain fire apparatus), the office, meeting rooms, and restrooms. The second floor will include dormitory rooms which will be finished in the future as demand for services warrant. Interior improvements to the fire station are expected to be finished prior to 2015.

Training Building: The Training Building facility will smaller footprint building with multi-storys. The building will provide multi-agency firefighter training. The training facility will to provide a protected environment with the necessary tools and scenarios to simulate event conditions. Periodically controlled burns will be programmed within the facility. Firefighters and staff will firefighting strategies necessary to safely address possible scenarios and study the effects. The training facility will be built in Phase I concurrent with the Fire Station.

Exterior Shade Structure: The exterior shade structure is a covered exterior patio for staging of training materials, meetings and consultation. The space will also be used for general use by the firefighters engaged in training activities.

Fueling Enclosure: The fueling enclosure will be an open-roof enclosure which surrounds the fuel storage tank and pump station. The storage facility will store up to 1,000 gallons of diesel fuel. The fuel will be used primarily for fire trucks and other

apparatus. No outside, or commercial fueling will be permitted. The LMC permits fueling stations as a SRU in the Industrial Zone District.

Site Plan:

The property is located on the northwest corner of Boxelder Street and South 104th Street. There are two public access points for the site, one on Boxelder Street and the second on South 104th Street. Additionally, there is a private driveway (emergency egress for the fire equipment). This access point will be used exclusively by the Louisville Fire Protection District.

The IDDSG permits two driveways for properties between 2 and 5 acres in size. Staff believes the proposed access points comply with the IDDSG because only two public driveways are provided. The private driveway is intended for the exclusive use of the fire equipment and emergency egress.

The applicant is requesting the following lot coverage per use:

	Area	Lot Area	Lot Coverage
<i>Buildings</i>	9,600 SF	138,924 SF	6.9%
<i>Parking, Drives, Training Area</i>	53,800 SF	"	38.7%
<i>Pedestrian Pathways</i>	2,300 SF	"	1.6%
Total Impervious Coverage			46%
<i>Open Space</i>	75,024 SF	"	52.8%

The IDDSG permits a maximum impervious coverage of 75%.
The building setbacks comply with IDDSG requirements.

Landscape Plan:

The landscape sheet within the SRU Plan calls for reduced water use turf grass along both streets, street trees, shrubs, and mulched planting beds with low volume irrigation. The rear of the property proposes dry-land grasses (irrigated in the first two years) and trees lining the perimeter of the property. The proposed landscape plan meets the IDDSG requirements.

Architecture:

The IDDSG requires projects to establish a "Public Zone", which is generally is the distance from the street to the middle of the property. In these "Public Zones" developers are required to add more architectural features and treatments to diminish the building mass.

The proposed Primary Building (Fire Station) is located within the public zone, and therefore must provide architectural features and treatments on all four (4) sides.

The training tower is not located in the public zone but the architect has provided a brick outer skin, windows, articulated roofline and an exterior staircase. The proposed architecture meets the IDDSG requirements.

The proposed SRU has provided the following parking calculations:

Use	Parking Requirement	No. of Spaces required	No. of Spaces Proposed
<i>Training Building</i>	1 space per 500 SF building area	5	5
<i>Apparatus Bays</i>	2 spaces per bay	6	6
<i>Dorms (4 total – 100 SF each)</i>	1 space per dorm	4	4
<i>Other (office, support, etc)</i>	1 space per 250 SF building area	23	23
Total		38	38

The building elevations wall signs over each vehicle bay. The signs will be non-illuminated metal call out of each vehicle bay with a name and number. The other wall sign being proposed is a Metro Fire Logo that would be designed into the proposed parapet. The proposed signs are not advertising any services and are not going to have a negative impact on the surrounding uses.

5

sign area. The proposed sign does not conflict with the required 30' X 30' site vision clearance area.

Lighting:

Lighting will be addressed during the final PUD submittal.

SPECIAL REVIEW USE CRITERIA:

Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application, which follow. The Planning Commission is authorized to place conditions on their recommendation of approval, if they believe those are necessary to comply with all of the criteria.

1. *That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

Policy CS-3.2 of the 2009 Comprehensive Plan states “the City should continue to support a Fire Protection District to ensure preservation of life and property through fire prevention, fire suppression, hazardous materials response, and emergency medical services support.” There has been a documented need for an additional fire station in South Louisville for over 20 years.

Staff believes this criterion has been met.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

Staff believes the provision of a fire station in southeastern Louisville will decrease response time and increase public safety to the Colorado Technology Center. Better response times will lead to a higher insurance rating and provide the City a more competitive position in attracting future businesses to the CTC.

Staff believes this criterion has been met.

3. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

The proposed SRU site plan provides an adequate internal efficiency which considers public access, safety, storm drainage facilities, grades, and dust control.

Staff believes this criterion has been met.

4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

The external effects of the proposal are controlled and consistent with the standards established in the IDDSG.

Staff believes this criterion has been met.

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

The design of a two driveway access and an appropriately design parking lot, including adequate pedestrian circulation pathways, provide appropriate vehicular circulation.

Staff believes this criterion has been met.

STAFF RECOMMENDATION:

Staff believes a fire station is needed in Southeast Louisville, as has been documented by the Louisville Fire Protection District. The CTC Owners Association has reviewed this request and believes it is compatible with the uses in CTC.

With the above findings, Staff recommends approval of a Special Review Use (SRU) for the expansion of the construction of a new fire station, training facility and fueling enclosure for the Louisville Fire Protection District zone district, with the following condition:

1. Prior to development of this property the applicant must submit and receive approval of a final Planned Unit Development (PUD) plan.

PLANNING COMMISSION ACTION:

Resolution No. 24, Series 2012, recommends approval of a Special Review Use (SRU) for the expansion of the construction of a new fire station, training facility and fueling enclosure for the Louisville Fire Protection District zone district, with the above condition. The Commission may approve (with or without conditions), continue or deny the request. The Commission's recommendation will be forwarded to City Council for final action.

ATTACHMENT(S):

- Attachment #1 – Resolution No. 24, Series 2012
- Attachment #2 – SRU Site Plan
- Attachment #3 – Complete application packet

**RESOLUTION NO. 24,
SERIES 2012**

**A RESOLUTION RECOMMENDING APPROVAL OF A SPECIAL REVIEW USE
(SRU) TO ALLOW FOR THE EXPANSION OF THE CONSTRUCTION OF A NEW
FIRE STATION, TRAINING FACILITY AND FUELING ENCLOSURE FOR THE
LOUISVILLE FIRE PROTECTION DISTRICT ZONE DISTRICT.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application to approve a special review use (SRU) to allow for the expansion of the construction of a new fire station, training facility and fueling enclosure for the Louisville Fire Protection District zone district; and

WHEREAS, the City Staff has reviewed the information submitted and found it, with conditions, to comply with Louisville zoning regulations, including the City's special review use criteria and other applicable sections of the Louisville Municipal Code; and

WHEREAS, after a duly noticed public hearing on November 8, 2012, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated November 8, 2012, the Planning Commission finds that said special review use should be approved, with the following condition:

1. Prior to development of this property the applicant must submit and receive approval of a final Planned Unit Development (PUD) plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby approve a special review use (SRU) to allow for the expansion of the construction of a new fire station, training facility and fueling enclosure for the Louisville Fire Protection District zone district, subject to the above condition.

PASSED AND ADOPTED this 8^h day of November, 2012.

By: _____
Jeffery S. Lipton, Chair
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A SPECIAL REVIEW USE (SRU) REQUEST TO ALLOW THE CONSTRUCTION OF A NEW FIRE STATION AND TRAINING FACILITY ON A PREVIOUSLY UNDEVELOPED SITE. THE SITE WILL INCLUDE ACCESSORY STRUCTURE (COVERED MEETING SPACE) AND FUELING FACILITY FOR THE FIRE TRUCKS

APPLICATION NAME: LOUISVILLE FIRE PROTECTION DISTRICT

LOCATION: 2095 BOXELDER ST.; LOT 15, COLORADO TECHNOLOGY CENTER,
FILING No. 2

CASE NUMBER: 12-026-UR

DATE AND TIME: THURSDAY, NOVEMBER 8, 2012 AT 6:30 PM

PLANNING COMMISSION

DATE AND TIME: TUESDAY, DECEMBER 4, 2012 AT 7:00 PM

CITY COUNCIL (TENTATIVE)

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, OCTOBER 21, 2012

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, OCTOBER 19, 2012.)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THURSDAY, NOVEMBER 8, 2012 TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Kyle Callahan & Associates, Architecture
Contact: Kyle Callahan
Address: 2121 30th Street, suite 102
Boulder, CO 80301
Mailing Address: Same
Telephone: 303 545 2007
Fax: N/A
Email: kyle@kylecallahan.com

OWNER INFORMATION

Firm: Louisville Fire Protection Dist.
Contact: Chief Tim Parker
Address: 895 West Via Appia
Louisville, CO 80027
Mailing Address: Same
Telephone: 303 666 6595
Fax: 303 666 7659
Email: tparker@louisvillefire.com

REPRESENTATIVE INFORMATION

Firm: Kyle Callahan & Associates, Architecture
Contact: Kyle Callahan
Address: 2121 30th Street, suite 102
Boulder, CO 80301
Mailing Address: Same
Telephone: 303 545 2007
Fax: N/A
Email: kyle@kylecallahan.com

PROPERTY INFORMATION

Common Address: _____
Legal Description: Lot 15 Blk _____
Subdivision Colorado Technological Center
Area: 138,924 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☒ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: New Firestation and training facility on a previously undeveloped site, including accessory structure (covered meeting space) and fueling facility for fire trucks

Current zoning: PC Proposed zoning: PC

SIGNATURES & DATE

Applicant: Kyle Callahan 9/12/2012
Print: Kyle Callahan
Owner: _____
Print: _____
Representative: Kyle Callahan 9/12/2012
Print: Kyle Callahan

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____



LOUISVILLE FIRE PROTECTION DISTRICT

895 W. Via Appia
Louisville, CO 80027
o: 303.666.6595 | f: 303.666.7659
louisvillefire.com
"Our Family Serving Your Family"

August 30, 2012

Proposed Use of 489 South Boxelder Street, Louisville, Colorado

Project Summary:

As outlined in the Louisville Fire Protection District Comprehensive Plan, we are proposing to build a fire station and a small training building in the CTC business park. This project is anticipated to be a phased project starting with a 2 ½ story block veneer structure that will be used to train firefighters.

The structure will have all of the building components that are found in a typical family house in Louisville. It will also have a small burn room on each floor to replicate a room and contents fire. These are very small controlled fires that are limited to 2 - 3 wood pallets. The training area will have a large paved area to accommodate driver training, thus reducing the need to use city surface streets. Currently, this training is being conducted in acquired structures throughout the District, vacant buildings or through simulations. The primary purpose of the training project is to provide a means for firefighters to practice and enhance their skills in rescue, fire suppression and their safety and survival.

Currently, the District occupies two fire stations located at 1240 Main St. and 895 W. Via Appia. There has been a documented need for an additional fire station in South Louisville for over 20 years. In particular, growth of high hazard, high occupancy businesses such as schools, hospitals, tech parks and the eventual development of the ConocoPhillips site necessitate additional protection. While it is yet to be determined when construction of the fire station would begin, we believe that it's important to start the planning process now. It is anticipated that construction could begin within 1 - 5 years. Like all of the District properties, this project will be an attractive and well-maintained facility, sensitive to our neighbors needs.

Project Description:

1. Primary Building

New public service facility with three bays to store and maintain fire apparatus, and including ancillary spaces such as radio room, restrooms, meeting rooms, offices, several dormitory rooms, and other building and firefighter support spaces. The ancillary spaces will remain unfinished during that time, to be finished in the future when demand for those services and spaces is realized. At this time, it is anticipated that such interior improvements will be necessary during "2015". Due to the critical nature of this facility, back-up power generation will be required, and will be stored within the building as is similar to the existing Fire Station 1 located on North Main Street.

2. Training Building

This new facility will be a smaller multi-story structure to provide for firefighter training for the Louisville Fire Protection District and surrounding districts. Because a well-trained firefighter is prepared and far more effective at fighting fires and saving lives and property, this facility will serve to provide, in a protected environment, the necessary tools and scenarios to simulate event conditions. Periodically, controlled burns will be established within the facility. Firefighters and staff will be on hand to study the effects and firefighting strategies necessary to safely address such situations. A contact list will be established and maintained to allow for the alert of neighboring facility managers with one day notice prior to trainings taking place. Parking of sufficient quantities to handle all attendees is to be provided onsite.

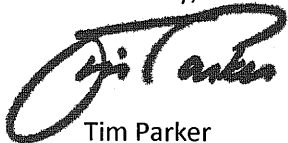
3. Exterior Shade Structure

A covered exterior patio for staging of training materials, meetings and consultation, and for general use by the firefighters engaged in activities at the primary and training buildings. Restrooms will likely be provided at this feature to provide such facilities in advance of the completion of the interior development of the primary building.

4. Fueling Enclosure

Open-roof enclosure to surround storage tank and pump station for storage of up to 1,000 gallons of diesel fuel for service of fire trucks and other apparatus.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Parker", with a large, stylized initial "T" that loops around the first part of the name.

Tim Parker
Chief of Department



FORMAL WRITTEN RESPONSE – SRU
Firestation No. 3 and Training Facility

September 12, 2012

To: City of Louisville Planning Department
Louisville Planning Commission Members
Louisville City Council Representatives

From: Kyle Callahan, Architect

Re: Special Review Use
Louisville Fire Protection District
Fire Station No. 3 and Training Facility – 489 South 104th Street

We would like to be considered for SRU for the above referenced project. We respectfully submit the following in support of the proposed SRU for Firestation No.3 and the Training Facility to be located in South Louisville.

- 1) The proposed use / development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood.*

This SRU has been requested in order to allow our proceeding with the development of firestation #3 and the firefighter's training facility in Louisville.

The proposed location for this project is at the southeast border of Louisville, where the Colorado Technology Center (CTC) abuts Boulder County. The CTC is home to a wide variety of privately-developed commercial and industrial buildings, yet no public service uses have been developed to date. Adjacent land parcels are not currently developed. The area of the CTC is considered, generally, to be comprised of Office / Flex space. The framework plan contained in the 2009 update for the comp plan indicated that the area of the CTC is considered for the potential of diversifying our employment. The lot being considered for fire station #3 and the training facility is identified on the maps contained in the comp plan as "Office", and situated immediately adjacent to land parcels identified as "industrial". Conclusions presented in the recent comprehensive plan update indicate that, due to relatively widespread availability, the flex / office land use is not considered constrained in Louisville.

We have reviewed the most recent amendment to the comprehensive plan (January 2009) and found our proposed development to be in significant compliance with the content of the plan. statement on page 2-33 of the comp plan indicates that the respondents to a City sponsored survey gave the fire and ambulance services in the City very high marks. The proposed new facility allows the continued high level of performance and growth of emergency services for the fire and ambulance to meet the expanding needs of the community. In short, the community would expect nothing less than the highest level of cooperation with and support of the City emergency services.

Land Use

CTC is identified in the 2009 Comp Plan as Opportunity Area #3. The goals for development and Land Use in CTC are outlined in Policy LU-4.3. This proposal supports the comp plan vision for CTC as described in Policy LU-4.3 in the following ways:

- a. The buildings proposed support the goal for compatible building design in the use of materials and forms commonly found throughout the CTC, specifically flat-roof/parapet designs, signifying elements on the façade, industrial character materials, individual “punched” fenestration, among others.
- b. The proposed development adheres to the urban design standards outlined in the Industrial Development Design Guidelines (IDDSG).
- c. The scale of the facilities is generally smaller than found in the core area of the CTC, which is appropriate to the development of a lot at the perimeter of the district – lower density generally giving into higher density development.
- d. The public safety nature of the facility lends itself as a neighborhood-defining attribute

Transportation

This proposed facility does not directly impact transportation in the City. However, maintaining access to the transportation network is critical to the function of this facility. The position proposed for the development provides direct access to 104th Street, with subsequent connections to Dillon Road at the South, Highway 42 to the north. This arrangement enhances the ability for the emergency personnel to respond to events located in the south east portion of the City, both in the CTC, in the proposed Philips 66 redevelopment area, and neighborhoods located south of the central core. Further, this position orients emergency facilities more closely to transportation networks that are more likely to carry hazardous materials and cargo into and from the industrial center, enhancing community emergency preparedness.

Economic Development

Although not generally considered a primary employment center, the proposed development offers unique opportunities which are not common throughout the region. The proposed training facility is such an end use. The facility will provide access to advanced training for emergency personnel from the City of Louisville and from communities surrounding Louisville. This could be considered as a benefit to the surrounding businesses and the community as a whole by creating a unique regional draw to outside users of this facility.

Community Services and Utilities

The comp plan establishes a goal to continue the support of the Fire Protection District to “ensure preservation of life and property through fire prevention, suppression, hazardous material response and emergency medical services support” (CS3.2). The proposed facility will serve to provide and enhance access to training for firefighters and emergency responders in both Louisville and the surrounding communities. Advanced training is essential to the realization of this comprehensive plan goal.

Sustainable Environment

Numerous comp plan sections address the community’s goals to encourage environmental and sustainable building practices and resource conservation.

- a. Mitigation of Heat Island – a significantly larger portion of this site remains open and undeveloped relative to surrounding developed parcels, and integrates a more substantial tree canopy in the site design than is otherwise required;

- b. Minimizes light trespass through exterior fixture selection and building orientation / positioning;
- c. Integrates high efficiency equipment and lighting;
- d. Provides a high level of natural daylighting to interior spaces, reducing the need for supplementary lighting;
- e. Integrates extensive native landscaping – reducing irrigation requirements and water demand through this strategy and through mulched plantings served with low volume irrigation systems;
- f. Promotes energy and irrigation water conservation;
- g. Employs site development techniques to enhance surface water quality
- h. Creates an opportunity for future improvements in environmental and sustainable practices, such as rooftop solar equipment, green roofing, and other practices and equipment.

Regarding the general welfare and economic prosperity for the City, an expanded and improved facility will absolutely enhance these attributes. The project will

- a. Help to enhance the training and preparedness of the firefighting team
- b. Provide improved facilities to store and maintain fire fighting and life saving equipment;
- c. Establish an improved community identity for the CTC area by creating a public service building within a general neighborhood that has none at this time.

- 2) *That such use / development will lend economic stability, compatible with the character of any surrounding established areas;*

The development of fire station #3 and the training facility will likely have a minimal effect on economic stability and on the surrounding neighborhood. Certain businesses may be more willing to locate in the immediate area if they perceive the benefit in having a public service / emergency response usage nearby.

The land owners and tenant currently occupying land and buildings in the CTC are moving towards establishing a more identifiable and vibrant community. Recent land uses have included retail components in addition to office and industrial space. Indeed, a public service building and use such as the proposed fire station would serve to anchor the community and introduce a new level of vitality that can be associated with such public endeavors.

The architectural design for the proposed development is consistent with the vernacular of the industrial neighborhood of the CTC, albeit a somewhat smaller footprint. The forms and finish materials contribute to the district as a whole.

- 3) *That the use / development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety, and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

There is certainly adequate space to provide comfortable accommodation of the facilities being proposed. As such, on-site circulation is generally unimpeded from any direction. Much of the site remains open, with nearly 53% being undeveloped open space. This open

space preservation provides significant buffering between the proposed land use and the neighboring properties.

In addition to landscaped open space, nearly 39% of the site remains open for parking and paved work surfaces.

The perimeter of the site is ringed with a proposed line of trees as shown by the included landscape plan. The number of proposed trees exceeds the requirements set forth in the IDDSG – 14 trees planned at the north property line where only 7 are required, and 13 trees planned for the west property line where 7 are required. This additional tree allocation will help to visually buffer this site from adjacent land uses.

- 4) *The external effects of the proposal are controlled considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with the factors deemed to effect public health, welfare, safety and convenience;*

The orientation of this facility is located at the perimeter of the CTC development, and will not impact circulation or access to the development. Driveways are positioned to access directly onto 104th Street and Boxelder, which provide suitable, direct connection to major regional transportation systems, yet do not adversely impact the access to these systems.

The training facility is a unique end use. The function of such a facility is to simulate real-world occurrences of emergency situations, and provide an opportunity for firefighters to experience the impacts of emergencies and to practice appropriate responses to controlling such emergencies. As such, there is occasion in the operation of such a facility to simulate fire and emergency events, which is done so in a controlled manner within and surrounding the training facility. Positioning such a valuable facility near the perimeter of the City, within an essentially industrial area, and bordered by Boulder County Open Space to the east will serve to isolate the detrimental aspects of this development from the residential areas and general population of Louisville.

A permanent trash and recycling enclosure is proposed for the northwest side of the facility, providing for control of these substances.

A fuel storage and refueling facility will be incorporated into the project, situated northwest of the proposed fire station. This will reduce trips necessary to fuel fire trucks by providing that service onsite.

A sand and grease separator will be integrated into the new facility, creating an additional layer of protection for surface water and runoff quality.

- 5) *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

The perimeter pedestrian circulation system has been pre-established through existing planning in the CTC neighborhood in that a wide paved walkway exists on the east side of the site, terminating at the southeast corner. No provision has been established for pedestrian circulation along the south frontage, facing Boxelder for the existing buildings west of this proposed development, and as such none are planned for this project.

Several parking areas are positioned onsite. Each is connected through an internal pedestrian circulation system of paved walkways to the Primary building. Pedestrian circulation is generally separated from vehicular circulation to the extent possible.

Bicycle parking is provided near the main public entrance to the primary building.

SuperVault MH

Multi-Hazard Rated

Protected Aboveground Fuel Storage Tanks

SuperVault MH

The SuperVault MH is the first **MULTI-HAZARD RATED Insulated and Protected Aboveground Fuel Storage Tank** available in the World and it is the first tank to pass the stringent safety requirements of Uniform Fire Code Standard A-II-F-1 (formerly known as 79-7) and Southwest Research Institute Standard 95-03 and 93-01. The Multi-Hazard Rating allows the SuperVault MH to be recertified for use after exposure to a fire, puncture or impact.

The SuperVault MH provides safe aboveground storage with the highest insulation value available in a lightweight concrete design. The unique design provides unsurpassed fire protection and puncture resistance while also making handling and installation much easier than tanks encased in normal weight concrete. Since the tanks are relatively lightweight they can be shipped anywhere in the world. The insulating concrete is also protected from deterioration and damage by an additional outer steel tank. The SuperVault MH is available in two styles, cylindrical and rectangular.

SuperVault MH Cylindrical Tanks - Available from 250 Gallons to 20,000 Gallons

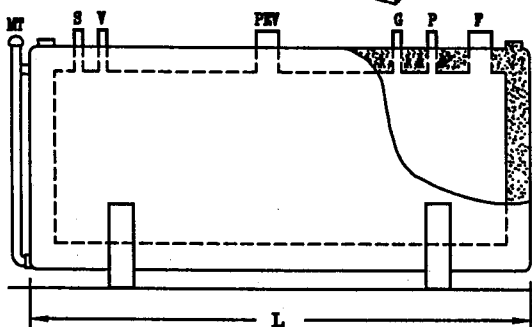
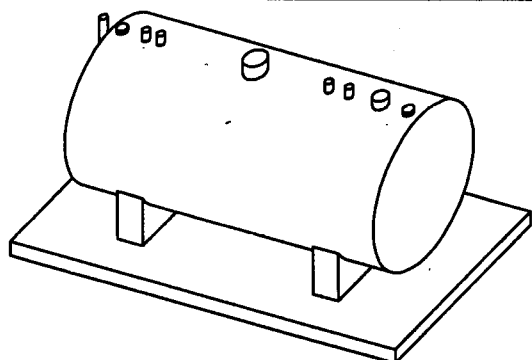
The Cylindrical line of the SuperVault MH offers two advantages to the fleet fueling operation: larger capacities available and less unusable capacity. Because of their height these tanks generally require either a ground level fill or an access platform for filling. Special plumbing and valves are included in the equipment packages for these tanks because the pumping unit is mounted on the end of the tank for convenience.

SuperVault MH Rectangular Tanks - Available from 250 Gallons to 2,000 Gallons

The Rectangular line of the SuperVault MH offers two advantages to the smaller fuel user: less visual impact and the simplicity of tank top equipment. Because the rectangular tanks are lower profile than their cylindrical counterparts, pumping equipment may be conveniently located on the top of the tank and still be accessible from the ground.

Advantages of the *SuperVault MH*

- **30-YEAR WARRANTY:** (see actual warranty for details)
- **ATTRACTIVE:** Both styles have been designed to make an aesthetically pleasing fueling facility.
- **EASILY MONITORED:** Monitoring is easily accomplished by checking the monitor tube.
- **FULLY LISTED TANK ASSEMBLY:** All SuperVault MH tanks are Multi-Hazard Rated, Insulated and Protected Aboveground Fuel Storage Tanks listed to UL 2085 Protected Tank, SwRI 95-03 and 93-01 and UFC Standard A-II-F-1 (formerly known as UFC Standard 79-7) with a 4-Hour Fire Rating.
- **BEST INSULATION:**
 1. **MADE OF LIGHTWEIGHT CONCRETE**
Lighter tanks make transportation and installation easier and less costly.
 2. **SOLID CONCRETE INSULATION**
Cannot slough, settle, or compact away from the inner tank during normal use or during a fire event insuring maximum protection of fuel and property. The Special Insulation Formula also helps guard against corrosion of the Steel Primary and Secondary Tanks.
 3. **HEAT TRANSFER TO THE PRIMARY TANK AT AN ABSOLUTE MINIMUM**
No other tank provides a higher level of insulation and fuel security. Prevents large fuel losses due to evaporation in hot climates.
 4. **MULTI-HAZARD RATED!**
- **4-HOUR FIRE RATING:** The SuperVault MH is the first tank on the market to pass the SwRI 95-03 multi-hazard test, the toughest test for aboveground fuel tanks by a nationally certified testing lab. Most tanks are single-hazard rated which means they can withstand a hazard (Fire, Bullet, Impact) one time, but then have to be disposed of carefully. The SuperVault MH has been tested for multiple exposure to fires and other hazards and an extended element exposure test. This means that if the SuperVault MH experiences a hazard, it may be recertified and kept in service rather than having to be replaced. No down time. No fuel loss. No replacement cost. The SuperVault MH. Built to last.
- **PUNCTURE RESISTANCE (BALLISTICS):** The integrity of the primary tank is not endangered by the many bumps and bruises encountered in equipment fueling operations and meets UFC requirements for bullet resistance.
- **HIGH IMPACT RESISTANCE:** The SuperVault MH meets the crash test requirements of UFC Standard A-II-F-1 (also called 79-7). To meet the requirement the tank must be able to withstand the impact of a 12,000 pound battering ram traveling at 10 mph.
- **ADDITIONAL SEISMIC RESTRAINTS NOT REQUIRED:** Built-in supports offer integral anchoring capability.
- **EXTERNAL DIKING NOT REQUIRED BY UFC:** The SuperVault MH outer tank provides 110% of secondary containment.
- **GUARD POSTS NOT REQUIRED BY UFC:** The SuperVault MH tanks meet the impact resistance testing of the Uniform Fire Code.
- **AVAILABLE IN TWO STYLES:** Fuel efficient cylindrical or low profile rectangular.



LEGEND

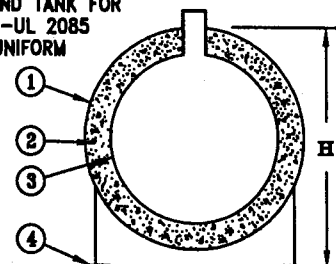
- P Pump
- G Level Gage
- V Normal Vent
- PEV Primary Emer. Vent
- F Fill
- MT Monitor Tube
- S Spare

FEATURES

- ① Fully Listed Double Wall Tank Assembly Multi-Hazard-4 Hour Fire Rated
- ② 6" Thick, Lightweight, Impact and Projectile Resistant Insulating Concrete
- ③ UL 142 Steel Primary & Secondary Containment Tanks
- ④ Integral Supports and Seismic Restraints

• ENTIRE TANK ASSEMBLY IS LISTED AS A MULTI-HAZARD RATED INSULATED AND PROTECTED ABOVEGROUND TANK FOR FLAMMABLE AND COMBUSTIBLE LIQUIDS -UL 2085 PROTECTED, SwRI 95039 93-01, and UNIFORM FIRE CODE STANDARD A-II-F-1*

- Outer steel tank protects the insulation from the harmful effects of the weather and from damage during normal use.
- Lightweight design makes delivery and installation much easier than normal weight concrete tanks.
- Outer steel tank capacity is greater than 110% of the capacity of the primary tank.



MODEL NO.	MINIMUM CAPACITY	PRIMARY TANK		OVERALL LENGTH	OVERALL HEIGHT	APPROX. WEIGHT
		DIAMETER	LENGTH			
MH-D1-250	250	37 1/4	60	6' 3"	4' 7"	3,700
MH-D1-500	500	37 1/4	107	10' 2"	4' 7"	5,400
MH-D1-750	750	37 1/4	160	14' 7"	4' 7"	7,400
MH-D2-500	500	50 5/8	60	6' 3"	5' 9"	5,100
MH-D2-750	750	50 5/8	87	8' 6"	5' 9"	6,500
MH-D2-1000	1,000	50 5/8	116	10' 11"	5' 9"	7,800
MH-D2-1500	1,500	50 5/8	173	15' 8"	5' 9"	10,600
MH-D2-2000	2,000	50 5/8	231	20' 6"	5' 9"	13,500
MH-D3-1000	1,000	64	73	7' 4"	6' 10"	7,600
MH-D3-1500	1,500	64	109	10' 4"	6' 10"	9,700
MH-D3-2000	2,000	64	145	13' 4"	6' 10"	12,000
MH-D3-3000	3,000	64	216	19' 3"	6' 10"	16,400
MH-D3-4000	4,000	64	288	25' 3"	6' 10"	22,600
MH-D4-2000	2,000	82 5/8	87	8' 6"	8' 5"	12,900
MH-D4-3000	3,000	82 5/8	130	12' 1"	8' 5"	16,700
MH-D4-4000	4,000	82 5/8	174	15' 9"	8' 5"	22,160
MH-D4-5000	5,000	82 5/8	216	19' 3"	8' 5"	26,000
MH-D4-6000	6,000	82 5/8	259	22' 10"	8' 5"	29,400
MH-D4-8000	8,000	82 5/8	348	30' 3"	8' 5"	37,300
MH-D4-10000	10,000	82 5/8	440	37' 11"	8' 5"	44,000
MH-D5-6000	6,000	114 5/8	145	13' 4"	11' 1"	28,800
MH-D5-8000	8,000	114 5/8	180	16' 3"	11' 1"	34,800
MH-D5-10000	10,000	114 5/8	230	20' 5"	11' 1"	41,500
MH-D5-12000	12,000	114 5/8	273	24' 0"	11' 1"	48,000
MH-D5-15000	15,000	114 5/8	338	29' 5"	11' 1"	55,600
MH-D5-20000	20,000	114 5/8	449	38' 8"	11' 1"	69,500

Note: - Height minus 4 inches = outside width.

GENERAL INFORMATION for SUPERVAULT MH SERIES MODEL D

- Proprietary design and insulating concrete provide fire protection exceeding the requirements of Uniform Fire Code Test Standard A-II-F-1* for Fire Protected Above Ground Storage Tanks.
- Specially engineered construction protects the insulated primary steel tank from ballistic impact in accordance with Section 77.203(d)(2) of the Uniform Fire Code.
- Outer steel tank is protected from the elements with a high performance industrial epoxy and urethane coating system.
- Integral supports provide 4" ground clearance and seismic anchoring capability.
- All fittings are steel pipe couplings (F.P.T.).
- The monitor tube allows physical monitoring of the outer steel secondary containment tank.
- Dispensing & Storage: Gasoline, Diesel, Ethanol, Methanol, Jet Fuels, Lube Oils
- Waste product storage: Oil, Solvents, Anti-freeze
- Optional fuel dispensing and waste oil equipment packages available
- Optional UL Listed spill containment system available.
- Optional access platform available.
- Meets requirements of NFPA 30 for above ground storage tanks.
- Electronic monitoring capability.
- Environmentally safe.
- No underground storage tank liability insurance required.
- Designed to withstand natural disasters including earthquakes and fires.
- Can be easily relocated.

* UFC Standard A-II-F-1 was formerly known as UFC Standard 79-7.

Specifications subject to change without notice.

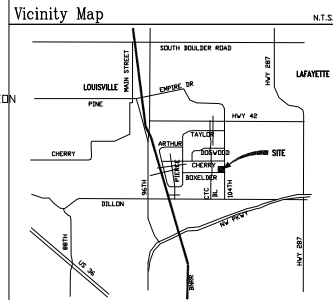
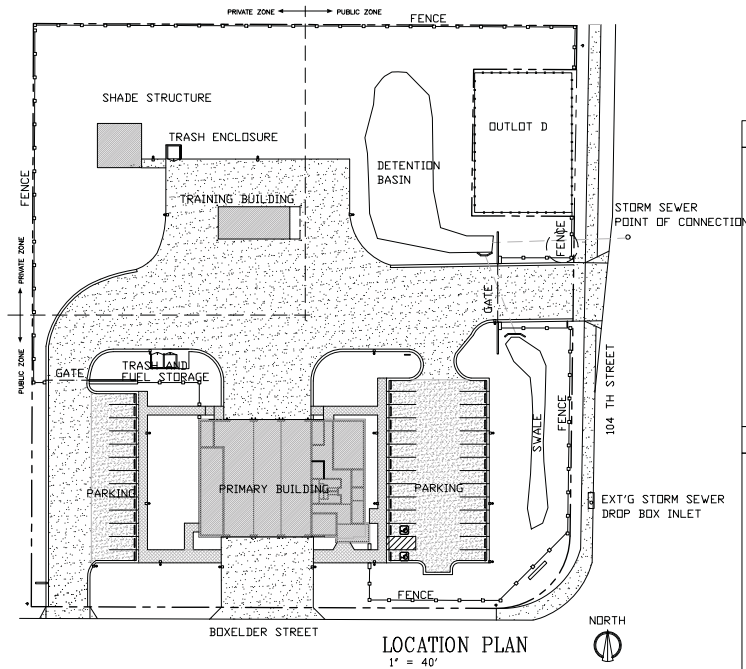


modern custom
fabrication

SUPERVAULT™ MH MULTI-HAZARD RATED, PROTECTED TANK

DATE :	REVISION No. :	REVISION DATE :	DRAWING NUMBER
4/12/96	0	6/26/96	8.101

LOUISVILLE FIRE – RESCUE FLEET MAINTENANCE AND TRAINING COMPLEX SPECIAL REVIEW USE (SRU) – SEPTEMBER 12, 2012



Project Description

THIS PROJECT INCLUDES THREE BUILDINGS –
PRIMARY BUILDING – PUBLIC SERVICE FIRE STATION WITH (3) APPARATUS BAYS, EMERGENCY PERSONNEL DORMS, AND OFFICE / MEETING / SUPPORT SPACE.
TRAINING BUILDING – MULTIPLE LEVEL STRUCTURE FOR TRAINING FIREFIGHTERS AND RESCUE PERSONNEL.
EXTERIOR SHADE STRUCTURE – COVERED MEETING / STAGING LOCATION TO SUPPORT TEAM MEETINGS AND STAGING FOR THE TRAINING FACILITY.
ADDITIONALLY, THERE WILL BE ONSITE FUEL STORAGE FOR USE BY PERSONNEL TO FUEL THE FIRE TRUCKS.
NEW UTILITIES AND SERVICES WILL BE REQUIRED, INCLUDING A NEW SANITARY SEWER SYSTEM NEW ELECTRICAL AND NATURAL GAS AS MAY BE REQUIRED BY NEW EQUIPMENT LOADS, NEW MUNICIPAL DOMESTIC AND IRRIGATION WATER AND A FIRE SUPPRESSION SYSTEM.
ONSITE PARKING WILL BE PROVIDED ALONG THE EAST AND WEST SIDES OF THE PROPOSED PRIMARY BUILDING. VEHICULAR DRIVE AREAS WILL BE CONCRETE, WITH ASPHALT PAVING USED IN THE STANDARD VEHICULAR PARKING AREAS. DRIVE LANES AND PARKING AREAS WILL BE SURROUNDED WITH CURB AND GUTTER.
A CONCRETE PAD WILL SURROUND THE TRAINING BUILDING, WITH THE PRIMARY PURPOSE BEING SUPPORT FOR TRAINING EXERCISES AND FIRE APPARATUS PARKING DURING THESE EXERCISES. THIS CONCRETE APRON WILL NOT BE SURROUNDED BY CURB AND GUTTER – SURFACE DRAINAGE WILL BE CONDUCTED TOWARDS THE EAST SIDE OF THE LOT AND COLLECTED IN A BIOSWALE, SUBSEQUENTLY DIRECTED TO A CATCHMENT BASIN FOR DELIVERY TO THE ONSITE DETENTION BASIN AT THE SOUTHEAST CORNER OF THE SITE.
ALL SITE LIGHTING WILL BE FULLY SHIELDED DOWNLIGHTS. BUILDING-MOUNTED LIGHTING WILL BE DOWNCAST OR, AT THE SOUTH FACADE OF THE PRIMARY BUILDING, SCREENED ABOVE BY THE PROJECTING CANOPY.
EXTERIOR FINISH MATERIALS WILL BE DURABLE, HARD SURFACE MATERIALS CONSISTENT WITH THE INDUSTRIAL IMAGE OF THE NEIGHBORING STRUCTURES.
PERIMETER FENCING TO BE TWO RAIL WOOD DESIGN WITH 2 X 10 HORIZONTAL RAILS, 6x6 POSTS AT MID SPAN, BETWEEN 24" SQUARE SPLIT FACED CMU COLUMNS AT 16' OC. TWO SLIDE GATES TO BE BLACK VINYL COATED CHAIN LINK WITH BLACK FRAMES.
SITE WALLS AT WEST FENCE AND AT SHADE STRUCTURE TO BE CMU TO MATCH FIRE STATION BUILDING.

Planning Data

PROJECT ADDRESS
2095 BOXELDER STREET
LOUISVILLE, CO 80027

LEGAL DESCRIPTION
LOT 15
COLORADO TECHNOLOGY CENTER
FILING NO. 2
PART OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL
MERIDIAN
CITY OF LOUISVILLE,
BOULDER COUNTY,
STATE OF COLORADO

ZONING CLASSIFICATION
PC

DEVELOPMENT GUIDELINES
LOT AREA 10855
138,924 SF (3.19 AC)
IMPERVIOUS AREA 66,964 SF (48.2 %)
BUILDING FLOOR AREA (BY USAGE)

	PROPOSED TOTAL	LEVELS
FIRE STATION – APPARATUS BAYS	4,850 SF	1 FLOOR LEVEL
FIRE STATION – SUPPORT SPACES	2,500 SF	2 FLOOR LEVELS
FIRE STATION – OFFICE / BORMS	6,000 SF	2 FLOOR LEVELS
TRAINING STRUCTURE	2,400 SF	3 FLOOR LEVELS
OUTDOOR MEETING (COVERED)	900 SF	1 FLOOR LEVEL

BUILDING HEIGHT
MAXIMUM HEIGHT – I ZONE DISTRICT – 40'
PROPOSED BUILDING – 40'-0"

SETBACKS (PER IDDSO)

	STRUCTURE	REQUIRED	PROPOSED
SOUTH (FRONT-BOXELDER)	PRIMARY BUILDING	50'	44'
WEST (SIDE – INTERIOR)	SHADE STRUCTURE	10'	44'
NORTH (REAR)	SHADE STRUCTURE	50'	60'
EAST (SIDE – 104th Street)	PRIMARY BUILDING	50'	106'
WEST (SIDE – Interior)	TRAINING BUILDING	10'	117'

LOT COVERAGE			
MAXIMUM COVERAGE – 75%			
	AREA	LOT AREA	COVERAGE
BUILDINGS	11325 SF	138,924 SF	8.2 %
PARKING, DRIVES, TRAINING AREA (PAVED)	52228 SF	138,924 SF	37.6 %
PEDESTRIAN HARDSCAPES	916 SF	138,924 SF	0.7 %
		TOTAL COVERAGE	46.5 %
OPEN SPACE	11,960 SF	138,924 SF	8.6 %

PARKING

USE	PARKING REQUIRED	SPACES NEEDED	PROPOSED
TRAINING BUILDING	1 SPACE PER 500 SF BUILDING AREA	5	5
APPARATUS BAYS	2 SPACES PER BAY	6	6
DORMS (4 TOTAL – 100 SF EA)	1 SPACE PER DORM	4	4
OTHER (OFFICE, SUPPORT, ETC.)	1 SPACE PER 250 SF BUILDING AREA	24	25
		TOTAL	40

* INCLUDING (2) 9' x 20' HC-SPACE W/ 9' AISLE

WATER USE ESTIMATE

INTERIOR USE	METRIC	ANNUAL USAGE	MONTHLY AVERAGE
OFFICE	5600 SF	14,000 GAL	12,000 GAL
TRAINING	BY TRAINING	20,000 GAL	-
APPARATUS BAY	* 3 BAYS	101,500 GAL	9,100 GAL
DORMS	* 4 DORMS	146,000 GAL	12,200 GAL
		420,000 GAL	35,300 GAL
EXTERIOR USE	IRRIGATED AREA	ANNUAL USAGE	MONTHLY PEAK
TURF AREAS	10,000 SF	84,000 GAL (28")	6,700 GAL (6")
PLANTING BEDS (DRIP / LOW VOLUME)	9,000 SF	85,000 GAL (3")	14,600 GAL (3")
NATIVE VEGETATION*	46,600 SF	0	0
		399,000 GAL	26,900 GAL

* NO USE AFTER ESTABLISHED (2 YRS)

Project Team

OWNER
Louisville Fire Protection Division
Fire Chief Tim Parker
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Louisville, CO 80027
720-273-8407
tparker@louisvillefire.com

ARCHITECTURE AND LANDSCAPE DESIGN
Kyle Callahan & Assoc. Architecture, Inc.
2121 30th Street
Boulder, CO 80301
303-545-2007
303-545-2014(fax)
kyle@kylecallahan.com

Sheet Index

- PROJECT INFO, PLANNING INFORMATION, SHEET INDEX, VICINITY MAP, PROJECT TEAM AND SIGNATURE BLOCKS
- ARCHITECTURAL DEVELOPMENT PLAN, LANDSCAPING AND PARKING
- EXTERIOR ELEVATIONS
- LANDSCAPE PLAN

Required SRU Certificates

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD, WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

OWNER: _____ (NOTARY SEAL)

NOTARY: _____

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____, SERIES _____ (CITY SEAL)

MAYOR _____ CITY CLERK _____

PLANNING COMMISSION CERTIFICATE

APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____, SERIES _____

CLERK & RECORDER CERTIFICATE

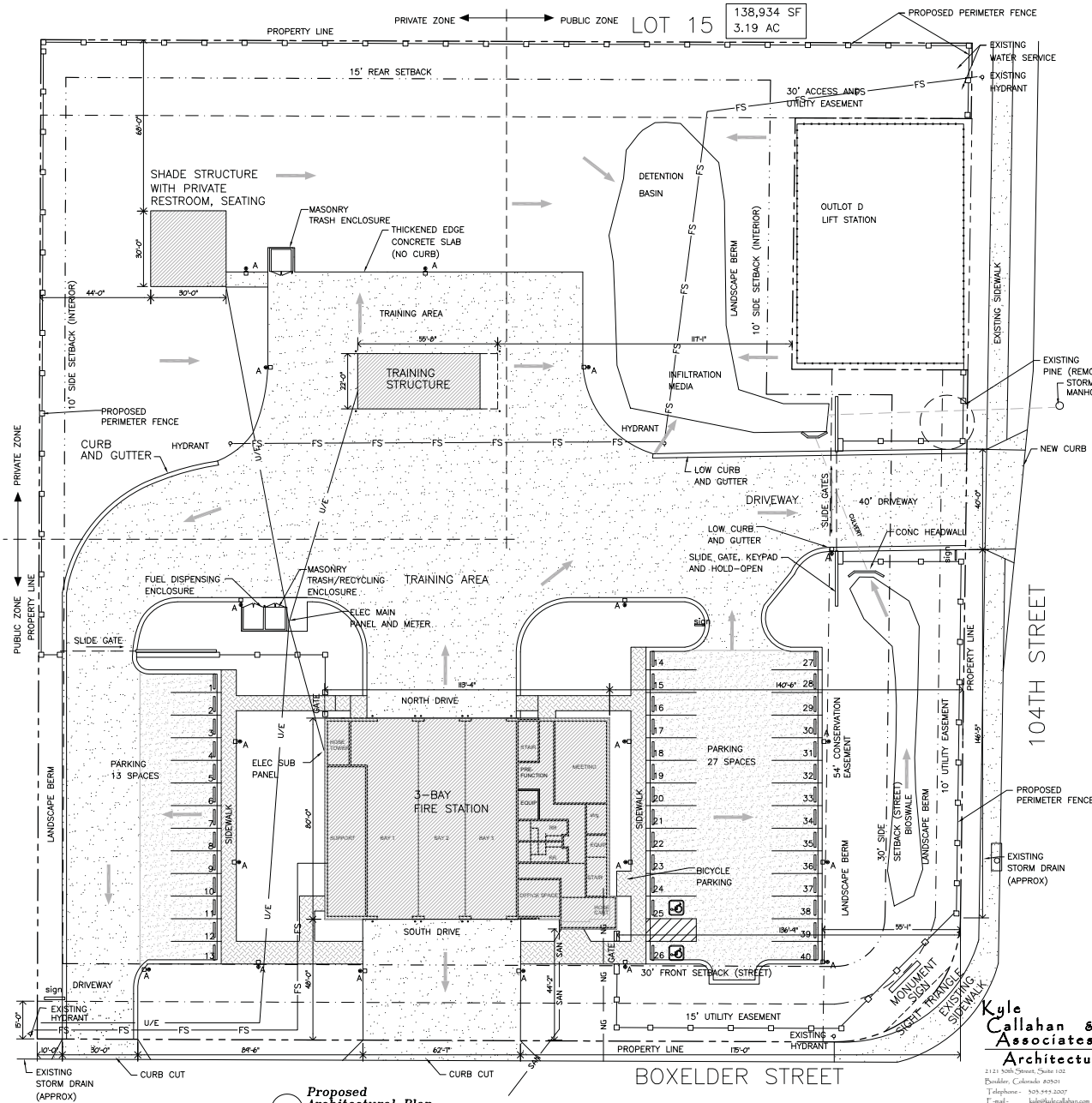
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ AM, THIS DAY OF _____, 20____, AND IS RECORDED IN PLAIN FILE _____, FEE _____ PAID. REC'D _____

RECORDED _____ DEPUTY _____

Kyle
Callahan &
Associates
Architects

2121 30th Street, Suite 100
Boulder, Colorado 80501
Telephone - 303.545.2007
E-mail - kyle@kylecallahan.com



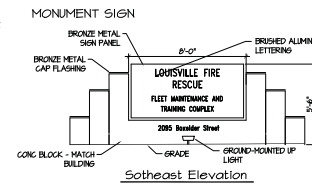


Development Plan General Notes

- TREES AND OTHER LANDSCAPE AND Hardscape FEATURES ARE SHOWN ON LANDSCAPE PLAN SHEET 4.
- ALL NEW EXTERIOR SITE AND BUILDING LIGHTING TO BE DOWNCAST EXCEPT AS NOTED.
- THE TOTAL PROJECT WILL BE CONSTRUCTED IN PHASES AS DESCRIBED BELOW:
 - PHASE 1: (4 + MONTHS COMMENCING WITH PROJECT START) ALL SITE PAVING IMPROVEMENTS, WITH THE EXCEPTION OF THE SOUTH DRIVE AND SIDEWALKS. ALL LANDSCAPE IMPROVEMENTS AND DETENTION / DRAINAGE STRUCTURES. MASONRY TRASH ENCLOSURE AND FUEL STORAGE ENCLOSURE. ALL SITE UTILITIES AND LIGHTING. TRAINING STRUCTURE IN ITS ENTIRETY. SHADE STRUCTURE. SIGNAGE.
 - PHASE 2: (6 MONTHS COMMENCING FROM PROJECT START) DURING THE INSTALLATION OF THE TRAINING STRUCTURE, THE PRIMARY BUILDING SHELL WILL BE CONSTRUCTED. COMPLETE SOUTH DRIVE AND ALL SITE SIDEWALKS. COMPLETE ALL LANDSCAPING AND IRRIGATION SYSTEMS. FINISH INTERIOR OF APPARATUS STORAGE BAYS. SHELL CONSTRUCTION OF OFFICE / DORM PORTION OF PRIMARY BUILDING. ROUGH UTILITIES IN OFFICE / DORM PORTION OF PRIMARY BUILDING.
 - PHASE 3: (WITHIN TWO YEARS FROM PROJECT START) INTERIOR FINISHING OF OFFICE / DORM PORTION OF PRIMARY BUILDING. FINAL UTILITY INSTALLATION IN PRIMARY BUILDING.

Development Plan Symbol Legend

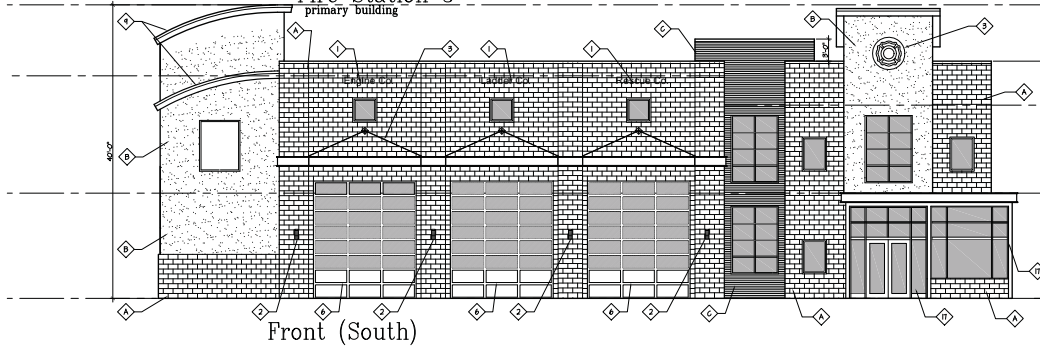
	SURFACE DRAINAGE FLOW
	PROPERTY LINE
	SETBACK
	EASEMENT
	EXISTING CONTOURS
	FIRE SERVICE PIPE
	UNDERGROUND ELECTRIC LINE
	SANITARY SEWER
	DOMESTIC WATER SUPPLY
	NATURAL GAS LINE
	TELEPHONE / COMM CABLE
	FENCE
	UNDERGROUND DRAINAGE CULVERT
	STRUCTURES
	ASPHALT PAVING
	CONCRETE PAVING
	HARD SURFACE WALKWAY



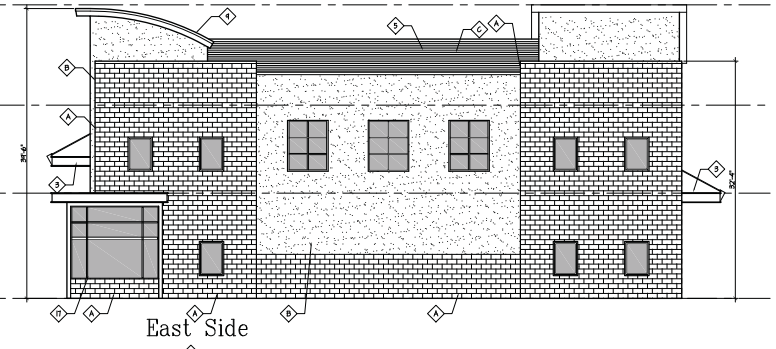
Kyle Callahan & Associates
Architects

2121 30th Street, Suite 102
Boulder, Colorado 80501
Telephone - 303-440-2007
E-mail - kyle@kylecallahan.com

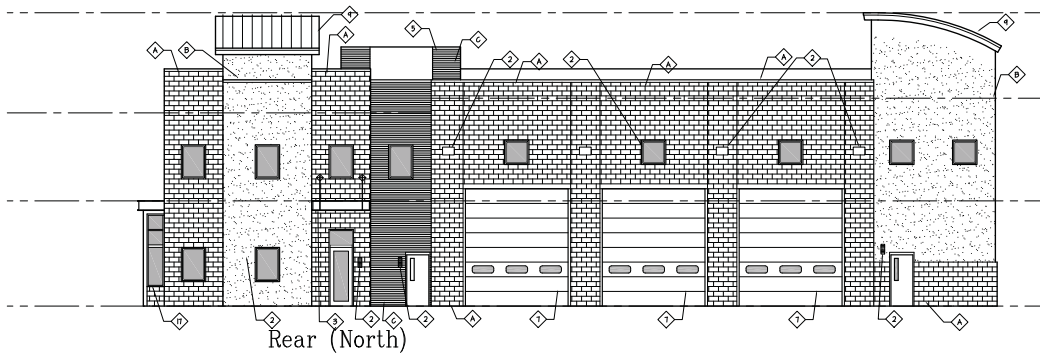
Fire Station 3 primary building



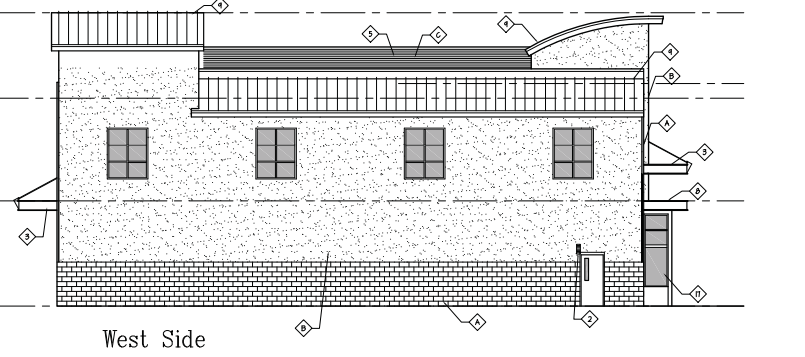
Front (South)



East Side

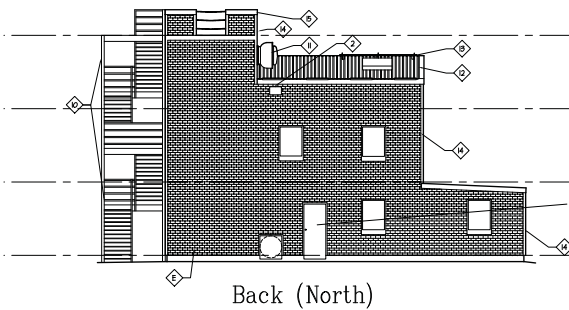


Rear (North)

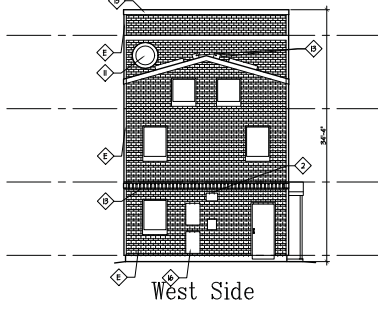


West Side

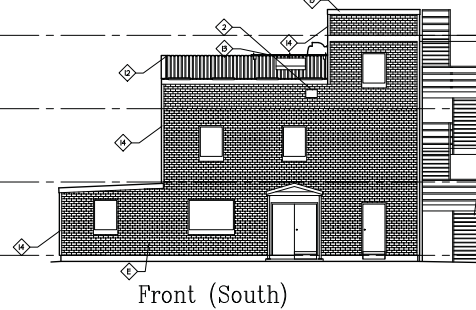
Training Building



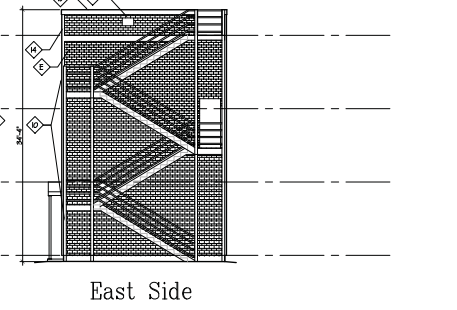
Back (North)



West Side

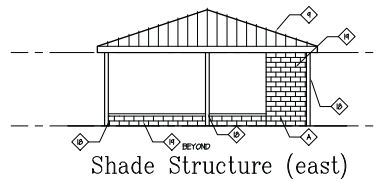


Front (South)



East Side

Exterior Finish Key		Exterior Finish Notes	
GRAPHICS SYMBOL	SPEC		
	GULLY FACED AND SMOOTH FACED CONCRETE	1. APPROXIMATE DATE IDENTIFICATION - INDIVIDUAL PIN-MOUNTED LETTERS, 8" TALL, BRUSHED ALUMINUM FINISH	
	MASONRY UNITS OR STEEL PANEL WITH CMU PATTERN - BOLD, INTEGRAL COLOR	2. HALL MOUNTED LIGHT FIXTURE	
	STUCCO OR STEEL PANEL WITH STUCCO FINISH, INTEGRAL COLOR	3. PROTECTING STEEL PATTERNED CANOPY WITH BLACK PAINTED STEEL PLATE AND ROD SUPPORTS	
	CORRUGATED STEEL PANEL SIDING WITH CLEAR GALVANIZED FINISH	4. BRASS FINISHES MEDALLION - HALTIDE CROSS	
	BRONZE TINTED THERMAL GLAZING PANELS	5. ROOFTOP EQUIPMENT SCREEN	
	MORTARLESS SPLIT FACED CONCRETE MASONRY UNITS - SUB, INTEGRAL COLOR	6. HILL FINISHED ALUMINUM OVERHEAD DOOR WITH GLASS PANEL, ROBERTS, TWO RINGS OF BLACK PANELS AT BOTTOM OF DOOR	
		7. INSULATED STEEL OVERHEAD DOOR WITH VERN PANELS	
		8. BLACK PAINTED METAL PAVILION	
		9. STANDING SEAM METAL ROOF	
		10. BRONZE PAINTED HANDRAIL / GUARDRAIL AND GALVANIZED GRID-PATTERN STAIR TREADS, BRONZE PAINTED STEEL STRUCTURE	
		11. CLEAR FINISHED EXHAUST FAN	
		12. CORRUGATED METAL ROOFING	
		13. BELAY ATTACHMENT ANCHOR	
		14. PAINTED METAL CORNER TRIM	
		15. PAINTED METAL CORNER	
		16. HALL MOUNTED CONTROLS	
		17. HILL FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM	
		18. BLACK PAINTED STEEL STRUCTURE	
		19. BENCHTOP ENCLOSURE, SEAT, JAIL, DISPLAY MALL	



Shade Structure (east)

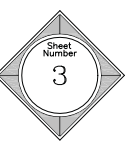
Kyle
Callahan &
Associates
Architecture

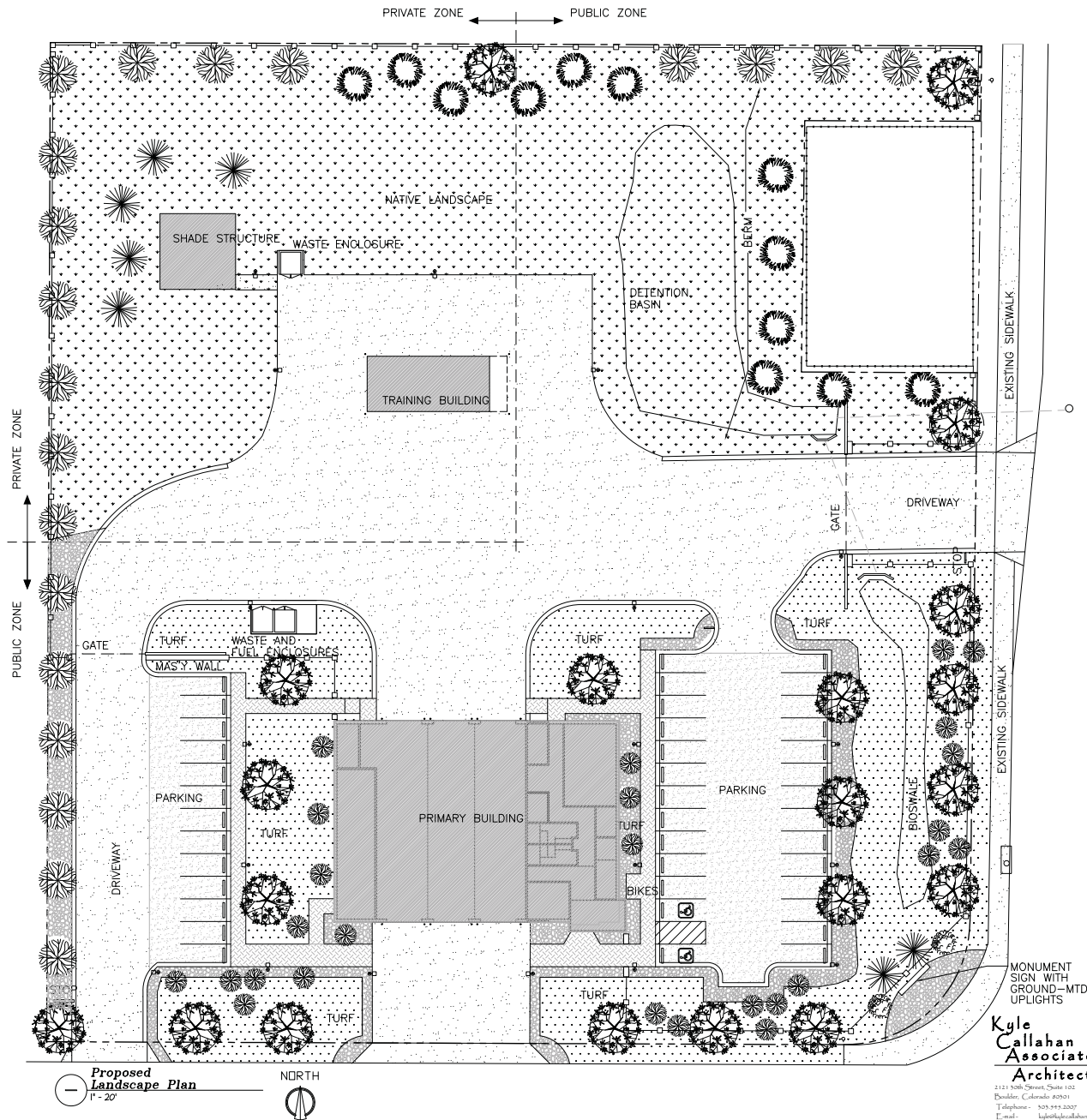
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Telephone - 303.441.2227
E-mail - kyle@kylecallahan.com



Louisville Fire-Rescue
Fleet Maintenance and Training Complex

2095 Boxelder Street
Louisville, Colorado 80027





Landscape Material Key	
	GRAPHIC SYMBOL
EVERGREEN SPRUCE	
EVERGREEN PINE	
DECIDUOUS SHADE (LARGE)	
DECIDUOUS	
DECIDUOUS ORNAMENTAL (MEDIUM) FLOWERING, EG. NEWPORT PLUM, CHANTICLEER PEAR	
IRRIGATED TURF REDUCED WATER USE, EG TURF TYPE FESCUE	
DRYLAND GRASSES IRRIGATED FIRST TWO YEARS - EG. BUFFALO GRASS, BLUE GRAMA	
MULCHED PLANTING BEDS WITH LOW VOLUME IRRIGATION	

Tree Requirements per IDDSG			
POSITION	REQ'D	PROVIDED	
LOT PERIMETER ADJACENT TO BOXELDER (287 ft). 1 tree per 20 linear feet, including 1 large deciduous tree per 40 linear feet	19 total	VARIES 12 SHADE 7	
LOT PERIMETER ADJACENT TO 104TH STREET (287 ft). 1 tree per 20 linear feet, including 1 large deciduous tree per 40 linear feet	15 total	VARIES 9 SHADE 6	
LOT PERIMETER ADJACENT TO EAST SIDE ABUTTING PROPERTY (170 ft). 1 tree per 30 linear feet in public zone	6 total	EVERGREEN 6	
LOT PERIMETER ADJACENT TO NORTH PROPERTY LINE (185 ft in public zone). 1 tree per 30 linear feet	7 total	VARIES 13 SHADE 1	
LOT PERIMETER ADJACENT TO WEST SIDE ABUTTING PROPERTY (200 ft). 1 tree per 30 linear feet in public zone	7 total	VARIES 13	
INTERIOR PARKING LOT 1 shade tree per 16 SPACES	3 total	SHADE 6	
BUILDING PERIMETER ADJACENT TO BUILDING (180 ft). 1 tree per 30 linear feet in public zone	6 total	VARIES 9	
TOTAL TREE PLANTING PLAN	58 total	existing 15 new 48	

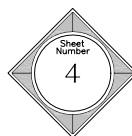
- Landscape Notes**
1. LANDSCAPE PLAN IS DIAGRAMMATIC. SPECIFIC LANDSCAPE MATERIALS, GROUND COVERS, SHRUBS, AND TREES TO BE DETERMINED AT A LATER DATE.
 2. ALL LANDSCAPE MATERIALS AND PLANTINGS ARE TO CONFORM TO THE REQUIREMENTS OF THE IDDSG.
 3. LANDSCAPE AREAS ARE TO BE IRRIGATED BASED UPON THE SPECIFIC LANDSCAPE MATERIAL NEEDS, EXCEPT THAT NATIVE TURF AREAS ARE TO BE IRRIGATED UNTIL ESTABLISHED WITH TEMPORARY SPOTTER AT SUCH TIME OF ESTABLISHMENT. IRRIGATION IS TO BE REMOVED.
 4. MULCHED PLANTERS ARE TO BE PLANTED AND IRRIGATION OF SUCH ZONED TO GROUP PLANTINGS WITH SIMILAR WATER REQUIREMENTS.

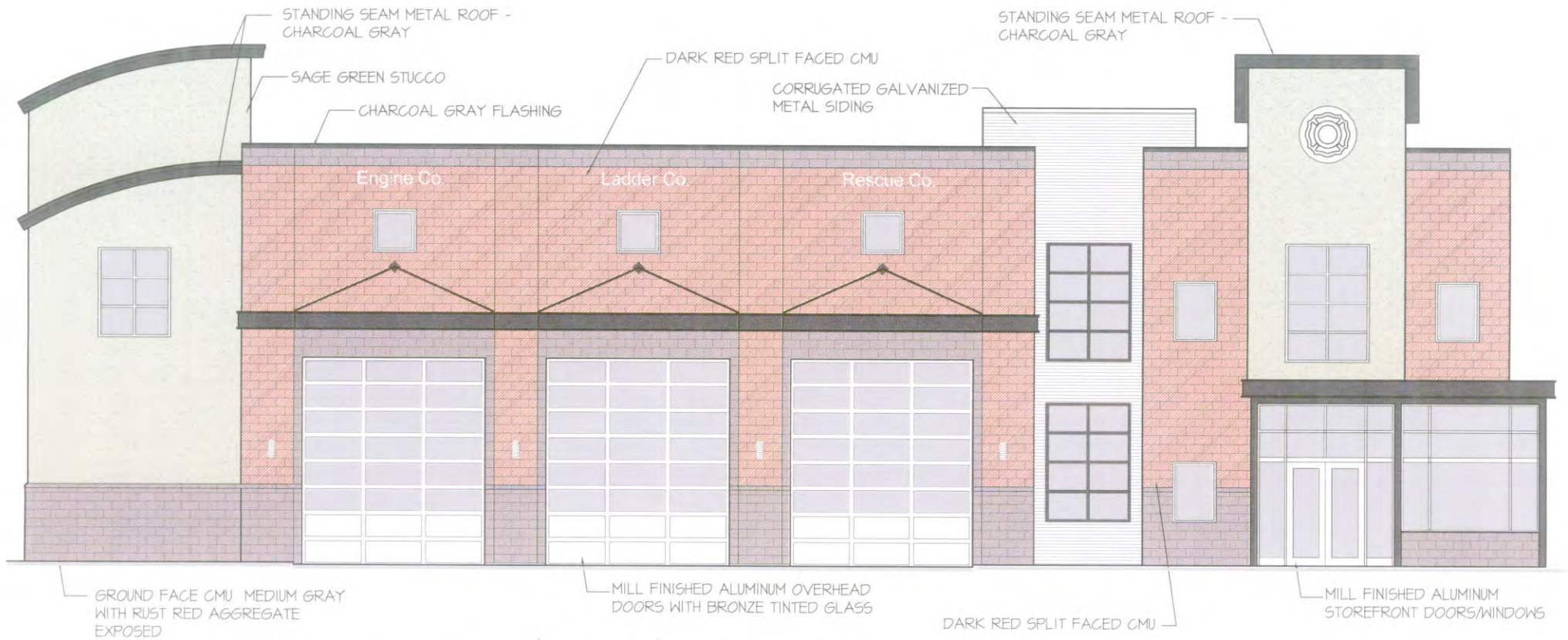
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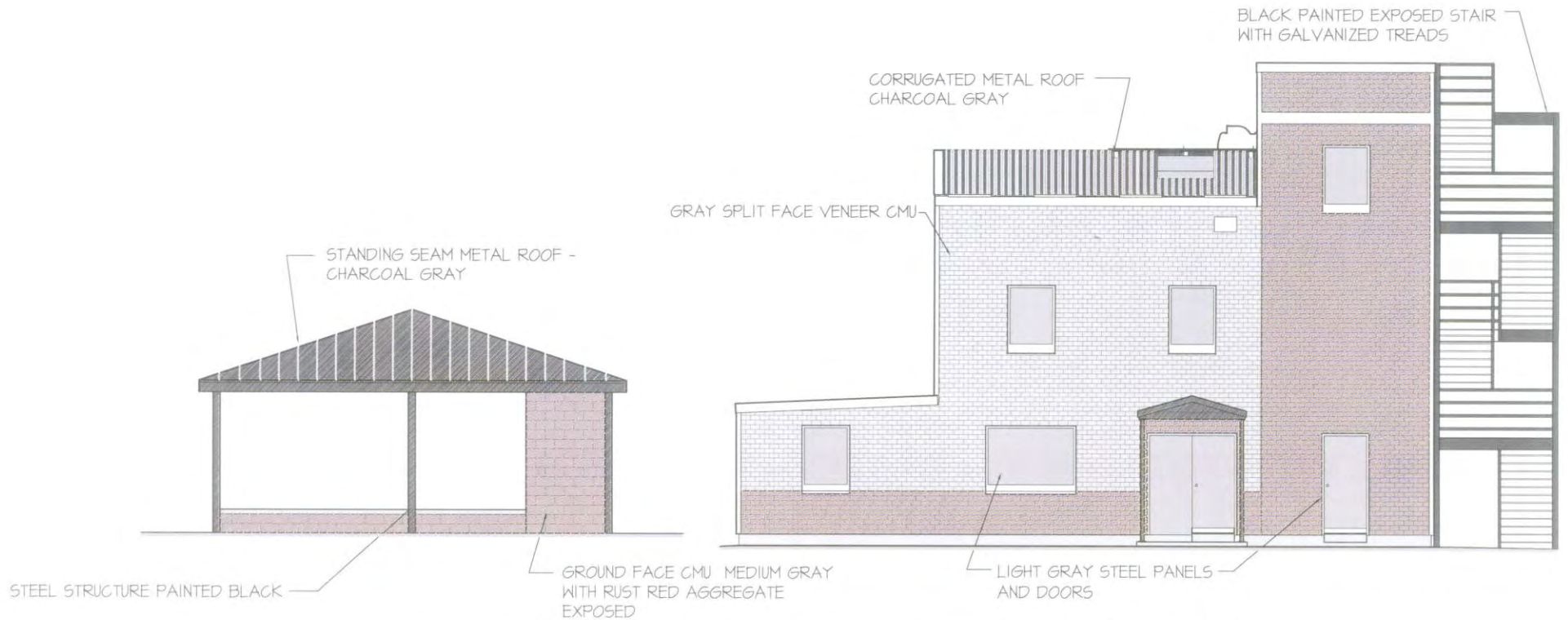
Louisville Fire-Rescue
Fleet Maintenance and Training Complex

2095 Boxelder Street
Louisville, Colorado 80027





Fire Station (South)



Shade Structure (east)

Training Facility (South)